This instrument was prepared by:
ROBINSON & ROBINSON
300 James Robertson Parkway
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 02/05/08 11:06 2 pgs
Fees:12.00 Taxes:0.00
20080205-0011922

QUITCLAIM DEED

Address New Owner:
Kyle B. Morgan
7277 Charlotte Pike, #235
Nashville, TN 37209

Send Tax Bills To:
NVR Mortgage Finance, Inc.
121 Hillpointe Dr., Suite 100
Canonsburg, PA 15317

Map-Parcel #s:
114-08-0-C-80

FOR A CONSIDERATION, and in accordance with the terms of a Final Decree of Divorce entered on the 5th day of February, 2008, in the Fourth Circuit Court of Davidson County, Tennessee , the undersigned, **Sara B. Sexton, a/k/a Sara B. Morgan**, by these presents, quitclaims, grants and conveys unto **Kyle B. Morgan**, all the undersigned's interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Unit 77 on the Plan of West Park Phase Two as established by a Master Deed for West Park Homeowners Association, Inc. of record as instrument #20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowner's Association, Inc. of record in Instrument #20041221-0151636, on a plan of West Park, Phase Two of record in Instrument #20041112-0136248, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kyle B. Morgan, unmarried and Sara B. Sexton, unmarried, a/k/a Sara B. Morgan by Deed from NVR, Inc., t/a Fox Ridge Homes, of record in Instrument 20060111-0004316.

This conveyance is made subject to:

Terms, provisions, covenants, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record as Instrument #20040304-0024541, Instrument #20041221-0151636 and Instrument #20050222-0018812, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

An overhand Easement for electric power lines and incidental use over a portion of the property granted to the Metropolitan Government by the Eldorado Company of record in Deed Book 6301 at Page 684, Register's Office for Davidson County, Tennessee.

Storm water Detention Agreement of record as Instrument #20030530-0073233, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of Boundary Plan of West Park of record in Instrument #20040624-0075136, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of West Park, Phase One of record in Instrument #20040624-0075135 said Register's Office.

Subject to plan of record in Plat Instrument #20040304-0024541 and Instrument #20041112-0136248, said Register's Office.

Master Deed of record in Instrument #20040304-0024541 and Instrument #20041112-0136248, said Register's Office.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This is improved property known as 7277 Charlotte Pike, #235, Unit 77, West Park, Nashville, TN 37209

WITNESS my hand this 1st day of February, 2008.

Sara B. Sexton, Sara B. Morgan
Sara B. Sexton, a/k/a Sara B. Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Sara B. Sexton, a/k/a Sara B. Morgan**, the within named bargainor, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 1st day of February, 2008.

DELONE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 14, 2009

Delone Anderson
NOTARY PUBLIC
My Commission Expires: 11/14/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The transfer is non taxable pursuant to TCA 67-4-409(a)(3)(E).

Sara B Sexton, Sara B Morgan
Affiant

Subscribed and sworn to before me this
1st day of February, 2008.

Delone Anderson
NOTARY PUBLIC
My commission expires: 11/14/09

DELONE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 14, 2009