THIS INSTRUMENT PREPARED BY:
J. Nick Shelton, Esq.; Woodard & Associates
1114 West Main Street; P.O. Box 708
Franklin, TN 37065-0708;
Ph. 615-794-7500
Fax 615-790-8476

Davidson County DEEDQC
Recvd: 02/07/08 08:46 2 pgs
Fees:12.00 Taxes:0.00
20080207-0012631

NEW OWNER: *Karen Montalvo* *1704 Rosecrans Place* *Brentwood, TN 37027*	Send Tax Bill To: *SAME*	Map & Parcel: 171-03-O-A 191.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, I, **Glenn L. Cox**, GRANTOR, by these presents do hereby quitclaim and convey unto **Karen Montalvo**, GRANTEE, the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, TN, being Lot No. 2 on the Plan of Section Seven, Fredericksburg, of record in Book 7900, Page 509 and Book 9700, Page 405, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glenn L. Cox and Karen L. Montalvo by deed from Radnor Homes, Inc., dated March 6, 2008 and recorded in book 10828, page 545 on March 9, 1998.

Subject to restrictions of record in Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 10453, Page 931; Book 10694, Page 541 and Book 7798, Page 843; Bylaws in Book 8920, Page 45; Easement in Book 7993, Page 269; Book 7851, Page 712; Charter in Book 8920, Page 40; Amenities Area in Book 9443, Page 538; Book 7900, Page 807; Deeds of Conveyance in Book 9698, Page 81 and Book 9698, Page 124, and all matters shown on the Plan of Record.

This property is known as 1704 Rosecrans Place, Brentwood, Davidson Co., TN 37027.

IN WITNESS WHEREOF, we have hereunto set out hands on this 11th day of January, 2008.

Glenn L. Cox
GLENN L. COX

State of Tennessee }
County of Williamson]

Before me, Sheri Hardison of the State and County aforesaid, personally appeared **GLENN L. COX**, with whom I am personally acquainted (AND/OR proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainer, and that they as such SELLER/GRANTOR, executed the foregoing instrument for the purposes therein contained, by signing their names hereinabove. **GLENN L. COX**, personally appeared before me, a Notary for said state and county, and acknowledged that they executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct.

WITNESS MY HAND(S) THIS 11th day of Jan, 2007, in Maury County, TENNESSEE.

SHERI HARDISON NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

Sheri Hardison
Notary Public

My Commission Expires: Jan 22, 2008

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transaction: $0.00

Tanya Wright
Affiant

Subscribed and sworn to before me this 1 day of Feb, 2007, in Williamson County, TN.

J. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 5/19/2011