return to: Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. 202
Madison, TN 37115

This Instrument Prepared by and Return to:
Joe M. Kirsch, Attorney
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: (901) 761-5690

Davidson County DEEDQC
Recvd: 03/26/08 09:24 2 pgs
Fees:12.00 Taxes:0.00
20080326-0030208

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That James Southerland, for and in consideration of Ten Dollars and other good and valuable consideration do hereby bargain, sell, remise, release, quit claim and convey unto S.S. Fouche as Trustee for The Seventeenth Avenue Family Trust, the following described real estate located in the County of Davidson County, State of Tennessee, to-wit:

See exhibit "A"

This legal description is identical with that in Substitute Trustee's Deed recorded in Instrument# 20071011-0120883, Register's Office for Davidson County, Tennessee.

Being the same property conveyed unto the Grantor by Instrument of record in Warranty Deed, recorded in Instrument# 20080205-0011881, Register's Office for Davidson, Tennessee.

IN TESTIMONY WHEREOF I (WE) have executed this instrument this the 3rd day of March 2008.

James Southerland

BY: James Southerland

TITLE: Current Owner

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 1/2 OF LOT NO. 379 ON THE MAP OF D.T. MCGAVOCK & OTHER'S ADDITION TO NASHVILLE, OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT FRONTS 50 FEET ON THE EASTERLY SIDE OF 17TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

Being the same property conveyed to James Southerland **by Special Warranty Deed from** US Bank National Association as Trustee *, **filed for record** 02-05-2008 **in Instrument NO.** 20080205-0011881, **Register's Office for Davidson County, Tennessee.**

* for the MLMI SURF Trust Series 2006-BC4, a corporation organized and existing under the laws of the United States,

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James Southerland to be known as the person described in and who executed the foregoing instrument, and acknowledged that the Current Owner executed the same as James Southerland free act and deed.

WITNESS my hand and Notarial Seal at office this 3rd day of March, 2008.

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires: _____

****

Property Address: 1516 17th Ave N, Nashville, TN 37208

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00, which is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 3rd day of March, 2008.

NOTARY PUBLIC

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

Mail tax bills to:
1009 Walley Court
Franklin, TN 37069

S & K File # 07-80370

New Owner
James Southerland
1009 Walley Court
Franklin TN 37069

send tax bills to
same

map & parcel
081-15-0-237.00