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

This Document Was Prepared by:
The Seventeenth Avenue Family Trust
1009 Walley Ct
Franklin TN 37069

After Recording Please Return to:
M.C. McMurray, Trustee
1009 Walley Court
Franklin, TN 37069

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Davidson County DEEDQC
Recvd: 03/26/08 09:25 2 pgs
Fees:12.00 Taxes:0.00
20080326-0030209

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 17th day of January, 2008 between S.S. Fouche, trustee of The Seventeenth Avenue Family Trust, the Transferor, and M.C McMurray., new and successor trustee of The Seventeenth Avenue Family Trust, the Transferee, whose address is 1009 Walley Court, Franklin, Tennessee.

WITNESSETH, that the Transferor, for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, the Transferor does hereby remise, release and quitclaim to the Transferee any interest she may have in the real property situate and being in the County of Davidson, State of Tennessee, described as follows (enter legal description):

See attached Exhibit "A"

Also known as street and number 1516 –17th Avenue, North, Davidson County, State of Tennessee_
Tax Assessor's ID# 081-15-0-237.00

IN WITNESS WHEREOF, the Transferor has executed this deed on the date set forth above.

SS Fouche
Transferor
S.S. Fouche, as trustee only
The Seventeenth Avenue Family Trust

STATE OF TN)
COUNTY OF DAVIDSON) ss:

On January 17, 20 08, before me, T. Garrison, a notary public in and for said state personally appeared SS. Fouche *, personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they executed the same in his/her/their signature on the instrument the person(s) or entity on behalf of which they acted, executed the instrument.

* as trustee of The Seventeenth Avenue Family Trust,

Witness my hand and official seal
T. Garrison
NOTARY PUBLIC
My commission expires _____

T. GARRISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

New owner
M.C. McMurray,
Trustee of The Seventeenth Avenue Family Trust
1009 Walley Court
Franklin TN 37069

send tax bills to:
same

map & parcel
081-15-0-237.00

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 25th DAY OF March, 2008.

T. Garrison
NOTARY PUBLIC

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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,

Being the same property further conveyed to S.S. Fouche, as Trustee for The Seventeenth Avenue Family Trust, by Quitclaim Deed from James Southerland, dated 03-03-2008 and filed for record _____ in Instrument NO. 20080326-0030208, in the Register's Office for Davidson County, Tennessee.