THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Madison Settlement Services, LLC
300 Frederick Street, Suite 5
Hanover, PA 17331
Telephone: 717-633-5909 Fax: 717-633-6086
File No. MH8443TN

Davidson County DEEDQC
Recvd: 04/10/08 15:02 3 pgs
Fees:17.00 Taxes:0.00
20080410-0036579

-- Above This Line Reserved For Official Use Only--

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF NO DOLLARS ($0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeffery Moore, unmarried and Victoria Moore, unmarried**, hereinafter referred to as "Grantors", do hereby bargain, sell, remise, release, quit claim and convey unto **Victoria Moore, Matthew Moore and Jeffery Moore, as Tenants in Common, each as to an undivided interest, their personal representatives and assigns** hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit: 1105 Oakway Court, Nashville TN 37214

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 62A, ZONE LOT DIVISION OF LOT NOS. 57 AND 62, SECTION III, PEREY PRIEST WOODS, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6250, PAGE 509, AMENDING PLAT BOOK 5200, PAGE 789, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO SAMUEL L. SPINDLE AND WIFE SANDRA N. SPINDLE BY DEED FROM RICHARD M. WRIGHT AND WIFE JO ANN WRIGHT OF RECORD IN DEED BOOK 6707, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY.

SECONDLY BEING THE SAME PROPERTY CONVEYED TO JEFFERY MOORE AND VICTORIA MOORE FROM REGINA WRIGHT, NINA SPINDLE, KEITH SPINDLE, MICHELLE TURNER, DENISE CHRISTIAN AND HAROLD SPINDLE IN DEED RECORDED 10/6/2000 IN DEED BOOK

20001006 PAGE 0099840 IN THE LNAD RECORDS OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantors by virtue of a deed from Regina Wright, Nina Spindle, by Regina Wright, Guardian, Keith Spindle,, dated September 20, 2000, and recorded October 6, 2000, in the Register of Deeds for the County of Davidson, as Document No. 20001006-0099840.

~~TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. We do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under us, but not further or otherwise.~~ JM VM

WITNESS Grantors' hands this 27th day of March, 2008.

Witness

Witness

Jeffery Moore {SEAL}

Victoria Moore {SEAL}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of March, 2008, before me, the undersigned officer duly commissioned and qualified, personally appeared Jeffery Moore and Victoria Moore, known to be (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as their free act and deed.

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Notary Public

My Commission expires: 07/19/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map & Parcel 108-16.0 167.00

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0- which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for taxes:
Victoria Moore, Matthew Moore and Jeffery Moore
1105 Oakway Court
Nashville, TN 37214

Affiant: 3-27-08

Subscribed and sworn to before me this 27 day of March, 2008.

Notary Public
My Commission expires: 07/19/2008

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008