THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1603

Davidson County DEEDQC
Recvd: 04/18/08 11:06 2 pg
Fees:12.00 Taxes:0.00
20080418-0039446

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, James Falzone and spouse Marina Falzone , hereinafter referred to as "Grantors", do hereby bargain, sell, remise, release, quit claim and convey unto **James M. Falzone,** hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 59 on the Plan of Part of the O.F. Noel Estate, Pleasant Valley of record in Book 1424, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 75.0 feet on the easterly margin of Woodhaven Road and extends back between parallel lines 150 feet to a dead line in the rear.

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 Grantor by virtue of a deed from Hunter Lord Phillips and spouse, Renee Michelle Phillips, dated November 30, 2004, and recorded December 3, 2004, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20041203-0144219.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

MDF

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WITNESS Grantor's hand this 8th day of April, 2008.

_____
Witness

_____ {SEAL}

_____ {SEAL}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 8th day of April, 2008, before me, the undersigned officer duly commissioned and qualified, personally appeared James Falzone and Marina Falzone, known to be (or satisfactorily proven) to be the persons whose name is subscribed to the within instrument and acknowledged that they executed the same as their free act and deed.

_____
Notary Public

My Commission expires: _____

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

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 $0.00which 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:
James M. Falzone
3408 Woodhaven Road
Nashville, TN 37204

MAP & PARCEL: 118-10-0-120.00

Affiant: _____

Subscribed and sworn to before me this 8th day of April, 2008.

_____
Notary Public
My Commission expires: 1-23-2011