This Instrument Prepared By & Return To:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., Suite 2110
Hendersonville, TN 37075

Davidson County DEEDQC
Recvd: 05/09/08 09:07 3 pgs
Fees:17.00 Taxes:0.00
20080509-0048025

QUITCLAIM DEED

NEW OWNER:
Nicholas Demarcus and
Collette M. Demarcus
1911 Avalon Drive
Nashville, TN 37216

SEND TAX BILLS TO:
CWB Mtg Ventures dba
Commerce Union Mtg
P.O. Box 961206/FTWX-22
Fort Worth, TX 76161

MAP/PARCEL
07208016900

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Nicholas Demarcus, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Nicholas Demarcus and Collette M. Demarcus, husband and wife, GRANTEES, all right, title and interest in the said property listed below:

Land in Davidson County, Tennessee, being Lot 14, PLAN OF VIRGINIA MANOR, as shown on plat of record in Plat Book 1835, Page 22, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nicholas Demarcus, unmarried by Warranty Deed from Daryl Spicer and Marty Penix, recorded on the 5th day of March, 2003 in Instrument No. 20030305-0029113, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1911 Avalon Drive, Nashville, TN 37216

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 24th day of April, 2008.

Nicholas Demarcus

NICHOLAS DEMARCUS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, the within named Nicholas Demarcus, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April 2008.

Kelly Ann Callaghan

NOTARY PUBLIC

My Commission Expires: 7.19.08

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 24 day of April, 2008.

NOTARY PUBLIC

My Commission Expires: 7.19.08

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

This Instrument Prepared By and Return to:
Nicholas Demarcus
1911 Avalon Avenue
Nashville, TN 37216