THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Roy Garfinkel
Cobalt Settlement Services, LLC
11500 Cronridge Drive
Suite 100D
Owings Mills, MD 21117

File No. C08-0377 WJ

Davidson County DEEDQC
Recvd: 06/23/08 08:44 3 pgs
Fees:17.00 Taxes:0.00
20080623-0064005

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

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ~~TEN~~ Zero DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gary A. Petersen and wife, Connie A. Petersen,** hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Gary A. Petersen, as Sole Owner, his personal representatives, heirs, successors and assigns** hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 40, Horizontal Property Regime Private Element Plat, Phase One, Nashboro Village, Tract 18 as shown by plat of record in Plat Book 11700, page 48 and Amending Book 9700, page 968, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

THE improvements thereon being known as 402 Longhunter Court, Unit 40 Nashville, Tennessee 37217.
(Tax ID No. 135 11 0C 040.00)

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 fee simple deed from The Tony Moore Revocable Trust, dated 11/14/2000, dated November 8, 2002, and recorded November 14, 2002, in the Register of Deeds for the County of Davidson, as Document No. 200211140140926.

~~TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's personal representatives, heirs successors 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.~~

WITNESS Grantor's hand this 5th day of June, 2008.

Witness

Gary A. Petersen {SEAL}

Witness

Connie A. Petersen {SEAL}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 5th day of June, 2008, before me, the undersigned officer duly commissioned and qualified, personally appeared Gary A. Petersen and Connie A. Petersen, known to be (or satisfactorily proven) to be the person whose name are subscribed to the within instrument and acknowledged that they executed the same as their free act and deed.

LAWON GLADNEY
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY, TENN.

My Commission Expires SEPT. 23, 2008

Notary Public

My Commission expires: _____

STATE OF TENNESSEE
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 $ 0.00 which amount 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 5TH day of JUNE, 2008.

_____
Notary Public
My Commission expires: _____

Person or Agency responsible for taxes:
Gary A. Petersen | New Owner
102 Nashboro Greens
Nashville, TN 37217
Phone: 615-554-2130

LAWON GLADNEY
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY, TENN.

My Commission Expires SEPT. 23, 2008

SEND TAX STATEMENTS TO THE GRANTEE