THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me this 24th day of June, 2008

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDQC
Recvd: 06/30/08 12:40 2 pgs
Fees:17.00 Taxes:0.00
20080630-0067118

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Sara L. Figal 4013 Vailwood Drive Nashville, Tennessee 37215	SAME	MAP 117-13-0 PARCEL 040.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN ($***10.00) DOLLARS, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an undivided one-half interest in each party Joint With Rights of Survivorship,

I, Sara L. Figal, for the express purpose of creating an undivided one-half interest Joint with Rights of Survivorship in Sara L. Figal and Gerald Figal, by these presents do hereby quitclaim and convey unto Mitchell A. Watts, Trustee, his successors and assigns, all right, title and interest that I may have in the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

BEING Lot No. 26 on the Plan of Part Three Wallace Subdivision as of record in Plat Book 1130, page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Edward Elgen and wife, Sara Elgen (correct spelling is "Eigen"), by deed dated July 13, 2001, from Michael A. Morrissey and wife, Emily S. Morrisey, of record as Instrument No. 20010724-0078476 in the Register's Office for Davidson County, Tennessee; the said Edward Eigen and Sara Eigen having since divorced and Edward Andrew Eigen (aka Edward Eigen) having since conveyed his interest in subject property to Sara Lynn Eigen by Quitclaim Deed dated October 20, 2006, of record as Instrument No. 20070213-0018392 in the said Register's Office. The said Sara Lynn Eigen having since married Gerald Figal and is now known as Sara L. Figal.

This is improved property known as 4013 Vailwood Drive, Nashville, Tennessee 37215.

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

And now, I, the said Mitchell A. Watts, as Trustee, and no further or otherwise and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Sara L. Figal and Gerald Figal, as joint tenants with rights of survivorship, their heirs and assigns, all right, title and interest that I, as Trustee, may have in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this 24th day of June, 2008.

Sara L. Figal

Mitchell A. Watts, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara L. Figal, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of June, 2008.

Robin L. Burch
Notary Public

My Commission Expires: 7-25-09

ROBIN L. BURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitchell A. Watts, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained by signing as Trustee.

WITNESS my hand and official seal this 24th day of June, 2008.

Robin L. Burch
Notary Public

My Commission Expires: 7-25-09

ROBIN L. BURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.