Send Tax Statements To:
New Owner

This Instrument Prepared By:
ADAM T. DODD, Attorney at Law
Advance Title Services, LLC
151 Heritage Park Dr., Ste 103
Murfreesboro, TN 37129

Name and Address of New Owner:
Charles W. Roders
P. O. Box 573
Pine Valley, CA 91962

From Information Furnished By
The Parties

Map & Parcel
053-06-0A-079.00 CO

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN COSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **CHARLES W. RODERS, Trustee of The Charles W. Roders Family 1989 Trust dated 07/14/1989**, has this day bargained and sold and does hereby convey and quitclaim unto **CHARLES W. RODERS, an unmarried man**, his heirs and assigns, forever, all of its rights, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

BEING all of Lot No. 79, PHASE 2, WATERFORD, according to plat of same appearing of record in Plat Book 7900, page 412, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Charles W. Roders, Trustee of The Charles W. Roders Family 1989 Trust dated 7/14/1989, by Warranty Deed from Christopher Bryant and wife, Sharon Bryant, dated April 30, 2008, appearing of record in Instrument No. 20080502-0045212, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to any and all matters shown on said plat and survey of record in Plat Book 7900, page 412 and plat also states property has been determined by the State of Tennessee Department of Environment & Conservation, Division of Archaeology, that any activities disturbing the ground deeper than 12" in the shaded area of said lot are restricted and for activities disturbing the ground deeper than 12" in this area, approval must be obtained by the individual lot owner from the State Archaeologist at the Department. Plat also shows an existing floodway and proposed 100 year flood plain; subject to the terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions and Restrictions of Waterford Subdivision of record in Book 8694, page 216, and restated in Book 8699, page 462; By-Laws of record in Book 8715, page 583; an Easement for Sewer of record in Book 1717, page 30; an Easement for right-of-way of record in Book 2024, page 225; Charter of Waterford Community Association, Inc., of record in Book 8711, page 701; Subject to a Conveyance of Common Area to Waterford Community Association, Inc., of record in Book 8715, page 590; all of said Register's Office.

Davidson County DEEDQC
Recvd: 07/29/08 10:44 2 pg
Fees:12.00 Taxes:0.00
20080729-0077353

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22nd day of July, 2008.

CHARLES W. RODERS, TRUSTEE OF THE
CHARLES W. RODERS FAMILY 1989 TRUST
DATED 7/14/1989

By: _____
CHARLES W. RODERS, TRUSTEE

STATE OF CALIFORNIA)
)
COUNTY OF San Diego)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **CHARLES W. RODERS, Trustee of The Charles W. Roders Family 1989 Trust dated 7/14/1989**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Trustee of The Charles W. Roders Family 1989 Trust dated 7/14/1989**, the within bargainor, and that he as such **Trustee** being authorized so to do, executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained, by signing the name of the Trust by himself as said **Trustee**.

WITNESS MY HAND AND OFFICIAL SEAL at office in Alpine, California, this the 22nd day of July, 2008.

LORI LEIGH ANDERSON
Commission # 1721032
Notary Public - California
San Diego County
My Comm. Expires Feb 6, 2011

_____
NOTARY PUBLIC
My Commission Expires: 2-6-11

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

_____
AFFIANT

SWORN to and subscribed before me,
this the 22nd day of July, 2008.

_____
NOTARY PUBLIC
My Commission Expires: 2-6-11

LORI LEIGH ANDERSON
Commission # 1721032
Notary Public - California
San Diego County
My Comm. Expires Feb 6, 2011

After Recording Return To:

Advance Title Services, LLC
151 Heritage Park Drive, Suite 103
Murfreesboro, TN 37128