This Instrument Prepared By:
Marshall & Associates, PLLC
Ellis Marshall, Jr.
3310 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

FROM: Alan Chai

TO: Stephanie Chai

Davidson County DEEDQC
Recvd: 07/30/08 10:28 3 pg
Fees:17.00 Taxes:0.00
20080730-0077861

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Stephanie Chai 3216 River Walk Drive Nashville, TN 37214	Stephanie Chai 3216 River Walk Drive Nashville, TN 37214	Map 085-12-0-A Parcel 064.00 CO

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Stephanie Chai, Affiant

Subscribed and sworn to under oath before me this 24th day of July, 2008.

Notary Public

MELAINIE W T MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires: May 2, 2011

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, Stephanie Chai, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Alan Chai, Grantor, does hereby quitclaim, transfer and convey to Stephanie Chai, all interest, right and ownership he may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A.**

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of July, 2008.

Alan Chai

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Alan Chai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be Alan Chai, and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and seal this the 24th day of July, 2008.

Notary Public

My Commission Expires: May 2, 2011

MELAINIE W T MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

EXHIBIT A

Being Lot No. 58 on the plan of River's Edge, Section Three, Jackson Downs, Phase Two of record in Book 9700, page 689, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc., by warranty deed from Southeastern Building Corporation, of record in Instrument No. 200003210028655, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Alan Chai and spouse Stephanie Chai, by warranty deed from Fox Ridge Homes, Inc., of record in Instrument No. 200008100079557, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements, and restrictions of record.

This Deed was created with information provided by Stephanie Chai, and without the aid of a title search.