(2)

Davidson County DEEDQC
Recvd: 10/31/08 14:43 2 pgs
Fees:12.00 Taxes:0.00
20081031-0108860

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that 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 voluntary sale.

Affiant: _____

Subscribed and sworn before me, this the 29th day of October, 2008.

Notary Public: _____
My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012

ADDRESS OF NEW OWNER:
Joseph J. Bauer
912 Calib Court
#B-100
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
Map 161-10
Group B
Parcel 23.00CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Nations Trust Mortgage Corporation**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **Joseph J. Bauer, Trustee of the Bauer 1995 Revocable Trust** (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 214 ON THE PLAN OF VILLAGES OF BRENTWOOD, PHASE FIVE, OF RECORD IN BOOK 6900, PAGE 896, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO TUNG T. NGUYEN AND WIFE, HOA T. DAO BY DEED FROM PATRICIA C. MALONE AND HUSBAND, JOE MALONE, OF RECORD IN BOOK 11433, PAGE 596, DATED MARCH 31, 1999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO NATIONS TRUST MORTGAGE CORPORATION BY DEED FROM TUNG T. NGUYEN AND WIFE, HOA T. DAO, OF RECORD IN BOOK _____, PAGE _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property commonly known as: 5248 Village Trace, Nashville, TN 37211.

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.

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

IN WITNESS WHEREOF, this document was executed this 29th day of October, 2008.

Nations Trust Mortgage Corporation

Joe Ba

By: Joe Bauer
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Joe Bauer, 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 President of Nations Trust Mortgage Corporation, the within named bargainor, a Tennessee Corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of October, 2008.

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 18, 2012

Notary Public

My Commission Expires: