Davidson County DEEDQC
Recvd: 01/09/09 14:46 2 pgs
Fees:12.00 Taxes:0.00
20090109-0002476

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map No.: 105-14-A
Seanache Holdings, Inc. 2060 Elliot Avenue, Nashville, Tennessee 37204	SunTrust Mortgage, Inc. 401 Commerce Street Suite 6100 Nashville, TN 37219	Parcel No.: 30.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **RICHARD F. POTTS, MARRIED**, by these presents does hereby quitclaim and convey unto **SEANACHE HOLDINGS, INC., A TENNESSEE CORPORATION**, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 857 in Waverly Place II Townhomes, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws or record as Instrument No. 20040909-0109214 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of said Waverly Place II Townhomes contained in the said Declaration and the Plan filed as Exhibit "C" to said Declaration, and the By-Laws appended thereto are incorporated herein and made a part hereof.

Being the same property conveyed to Richard F. Potts, a married man, by deed from Brendan Boles, an unmarried man, of record in Instrument 20080617-0062472, said Register's Office, dated June 16, 2008.

STATE OF KENTUCKY
COUNTY OF Fayette

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
14th day of December, 2008.

Affiant

My commission expires:
(Affix Seal)

Notary Public

CHAD FREDERICK NOTARY PUBLIC STATE AT LARGE, KY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 19th day of December, 2008.

Richard F. Potts

STATE OF KENTUCKY
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard F. Potts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of December, 2008.

Notary Public

My Commission Expires: 04-05-2011

Patricia Montgomery Potts, spouse of Richard F. Potts, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Patricia Montgomery Potts

STATE OF KENTUCKY
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patricia Montgomery Potts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of December, 2008.

Notary Public

My Commission Expires: 04-05-2011

CHAD FREDERICK NOTARY PUBLIC STATE AT LARGE KY