THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Avenue South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 08-1845

Davidson County DEEDQC
Recvd: 02/09/09 10:59 2 pgs
Fees:12.00 Taxes:0.00
20090209-0011016

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brian J. O'Connor, unmarried and Scott E. Bryant, unmarried**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Brian J. O'Connor, unmarried** hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 107 on the Map of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 50 feet on the northerly side of Stockell Street and runs back between parallel lines, 178.3 feet to an alley.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a deed from Bradley Schaubert, married, dated December 10, 2007, and recorded December 27, 2007, in the Register of Deeds for the County of Davidson, as Document No. 20071227-0147695.

Same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

WITNESS Grantor's hand this 20th day of November, 2008.

Witness

Brian J. O'Connor (SEAL)

Scott E. Bryant (SEAL)

ERIKA LYNN HELLERMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of December, 2008, before me, the undersigned officer duly commissioned and qualified, personally appeared **Brian J. O'Connor**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: 1-23-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of November, 2008, before me, the undersigned officer duly commissioned and qualified, personally appeared **Scott E. Bryant**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission expires: May 23, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, 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~~ and voluntary sale.

Affiant:

Subscribed and sworn to before me this 11th day of December 2008

Notary Public

My Commission expires: 1-23-2011

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address of New Owners &
Person or Agency responsible for taxes:
Brian J. O'Connor
1104 Stockell St.
Nashville, TN 37207
Map & Parcel # 082-03-0-177.00