This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDQC
Recvd: 03/11/09 11:28 2 pgs
Fees:12.00 Taxes:0.00
20090311-0021936

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of March, 2009.

NOTARY PUBLIC

My Commission Expires: 7-25-12

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NEW OWNER:
Lars Erik Larsen
1200 Ashwood Avenue
Nashville,TN 37212

SEND TAX BILLS TO:
New owner

MAP/PARCEL:
105-13-48

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Lars Erik Larsen, Married, hereinafter referred to as "Grantor"), does convey all of his undivided right, title and interest to the hereinafter described property to Lars Erik Larsen and wife, Jaclyn Turner Larsen, (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 350 on the Plan of Resubdivision Part of Belmont Land Co. Sub., of record in Book 421, page 71, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Ashwood Avenue, said point being the southeasterly corner of Colin A. Walker property of record in Book 5383, page 53, said Register's Office, and running eastwardly with said northerly margin of Ashwood Avenue 23.62 feet, more or less, to a curve; thence, northeastwardly around said curve, 40.61 feet to a point in the westerly margin of 12th Avenue South, formerly known as Granny White Pike or Middle Franklin Pike; thence northwardly with said westerly margin of 12th Avenue South 104.67 feet, more or less, to a curve; thence, around said curve northwestwardly 30.33 feet to a point in the southern margin of an alley; thence, westwardly with said alley, 28.05 feet, more or less; thence, southwardly with the Colin A. Walker property 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Annette Strean Cornelius by deed from Ronnie Littlejohn, unmarried, of record in Instrument No. 20030331-0042092, as re-recorded in Instrument No. 20031014-0151921, Register's Office for Davidson County, Tennessee, dated 3/27/03.

Being the same property conveyed to Lars Erik Larsen, unmarried by deed from Annette Strean Cornelius, joined by her husband Kirk Cornelius of record in Instrument No. 20070228-0024739, Register's Office for Davidson County, Tennessee, dated 02/23/07.

Jaclyn Turner Larsen, spouse of Lars Erik Larsen, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any claim or interest she might have in said property, including homestead and any marital claim, interest or right that might be granted to a spouse by law.

Grantor makes no warranties as to the state of the title to the property but acquits

any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 4th day of March, 2009.

GRANTOR:

Lars Erik Larsen

Jaclyn Turner Larsen

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY, AND NO LEGAL ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lars Erik Larsen and Jaclyn Turner Larsen, with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed this instrument for the purposes contained therein.

Witness my hand, at office, the 4th day of March, 2009.

NOTARY PUBLIC

My Commission Expires: 7-25-12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY