This instrument prepared by:

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

BILL GARRETT, Davidson County
Trans:T20090019942 DEEDQC
Recvd: 03/26/09 10:29 2 pgs
Fees:12.00 Taxes:0.00
20090326-0027222

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of March, 2009.

NOTARY PUBLIC

My Commission Expires: 9/3/12

NEW OWNER:

Stephen E. Biga
746 Fox Ridge Dr.
Brentwood, TN 37027

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

160-14-C-46.00 CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Stephen E. Biga and wife, Lenys Biga (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Stephen E. Biga and wife, Lenys Biga and Robyn M. Biga, unmarried (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 746 on the Plan of Brentwood Trace Condominiums, Section Two, of record in Book 5200, pages 376 and 377, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen E. Biga and wife Lenys Biga by deed from Craig A.Headen , unmarried and Travis Blake Headen, married of of record in Instrument 200408060095278, said Register's Office, dated July 29, 2004.

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 20 day of March, 2009.

GRANTOR:

Stephen E. Biga

Stephen E. Biga

Lenys Biga

Lenys Biga

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 Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen E. Biga and Lenys Biga with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 20 day of March, 2009.

Christina MacBurney

NOTARY PUBLIC

MY COMMISSION EXPIRES MARCH 20, 2010

My Commission Expires:_____

Christina MacBurney
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY