TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **JAMES A. HAMLETT, and JULIA HAMLETT, a married couple,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **JAMES A. HAMLETT,** all their right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson**, Tennessee, described as follows:

Being all Lot No. 138, (One Hundred Thirty Eight) on the plan of Final Plat, Section I, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed James A. Hamlett, and Julia Hamlett, a married couple, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated April 30, 2009, of record in Instrument Number 20090506004179 6, Register's Office Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20060824-0104548, and in Instrument Number 20061208-0152023; Easement to Tennessee Telephone Company of record in Instrument Number 20061013-0127087; Easement to Colonial Pipeline of record in Book 4542, page 131, in Book 3616, page 453, and Book 3570, page 13, and in Book 3571, page 599; Easement to First Suburban Water District of record in Book 4453, page 154; Transmission Line Easements of record in Book 4425, page 582, and in Book 2346, page 378; Declaration of taking to United States of America (TVA) of record in Book 11335, page 609, and in Instrument Number 20021017-0127752; Storm Water Detention Agreement of record in Instrument Number 20041103-0132562; Charter of Homeowner's Association of record in Instrument Number 20060824-0104548; Easement to TDS Telecom of record in Instrument Number 20061013-0127208; and to any and all matters shown of record in Instrument Number 20060824-0104545; all of said Register's Office.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF he/she/we has/have hereunto set his/her hand(s) and seal(s) this 30th day of April, 2009.

James A Hamlett
JAMES A. HAMLETT

Julia K Hamlett
JULIA R. HAMLETT

STATE OF Tennessee COUNTY OF Davidson

On the 30th day of April, **2009,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **JAMES A. HAMLETT and JULIA R. HAMLETT,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

ZOILA K. ESTES
STATE OF TENNESSEE

Witness my hand and official seal this 30th day of April, **2009**

My Commission Expires: 04-19-2010

Zoila K Estes
Notary Public

NOTARY PUBLIC
RUTHERFORD COUNTY

The actual consideration for this transfer is –0-

Affiant

Sworn and subscribed to me this 30th day of April, **2009.**

ZOILA K. ESTES
STATE OF TENNESSEE

My Commission Expires: 04-19-2010

Zoila K. Estes
Notary Public

NOTARY PUBLIC
RUTHERFORD COUNTY

Prepared by: Tri Star Title & Escrow, LLC, 279 Robert Rose Dr, Ste B, Murfreesboro, TN 37129
Map 175-06-0a-184.00co
Send Tax Bills To: James A. Hamlett, 804 Birchmill Pointe N, Antioch, TN 37013
New Owner: James A. Hamlett, 804 Birchmill Pointe N., Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20090030180 DEEDQC
Recvd: 05/06/09 15:12 1 pgs
Fees:12.00 Taxes:0.00
20090506-0041798