(1)

BILL GARRETT, Davidson County
Trans:T20090038380 DEEDQC
Recvd: 06/09/09 13:11 2 pgs
Fees:12.00 Taxes:0.00
20090609-0053514

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067
File 9941

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that 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 voluntary sale.

Affiant: Coreen Newcomb

Subscribed and sworn before me, this the 2nd day of June, 2009.

Notary Public:
My Commission Expires:

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 18, 2012

Address of New Owner:
Sandra D. Petrou
206 Pepper Ridge Circle
Antioch, TN 37013

Send Tax Bills To:
Same As New Owner

MAP/PARCEL:
149-05-A 206.00 CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **James D. Bushaw, an unmarried person** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of all undivided right, title and interest to the hereinafter described property to **Sandra D. Petrou, an unmarried person** (hereinafter referred to as "**GRANTEE**") her heirs and assigns, in and to the following described tract of land:

Being Unit No. 206, Pepper Ridge Condominiums, Phase Three, of record in Book 7900, page 42, Register's Office for Davidson County, Tennessee. This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Act as set out in Section 64-2701 et. Seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof all restrictions, easements etc. rights and interests in favor of other unit owners; options burdens, assessments and undertakings etc. contained in the Master Deed Book 7466, page 248, Book 7779, page 48 and in Book 8026, page 588, said Register's Office.

Being the same property conveyed to Sandra D. Petrou, an unmarried person and James D. Bushaw, an unmarried person by Warranty Deed from Denise Phillips, an unmarried person, dated June 28, 2007, as of record in Instrument No. 20070712-0083279, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 206 Pepper Ridge Circle, Antioch, TN 37013

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 2 day of June, 2009.

James D. Bushaw

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James D. Bushaw the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 2nd day of June, 2009.

My Commission Expires:

Notary Public

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012