This Instrument Prepared by:
Brokers Escrow Services, Inc.
211 Donelson Pike, Suite 2
P. O. Box 140255
Nashville, TN 37214

Prepared by information provided by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20090038776 DEEDQC
Recvd: 06/10/09 13:38 2 pgs
Fees: 12.00 Taxes: 0.00
20090610-0054008

Send tax Bill to: (New Owner)
Michael Michitti &
Christopher Peck
5233 Ravans Glen
Nashville Tn 37211

Mortgagee:
Pinnacle National Bank
211 Commerce Street Suite 300
Nashville, Tn. 37201

Map: 118-1

Parcel: 262

For and in consideration of One Dollar and other good and valuable consideration, Joseph Green, does hereby grant, quitclaim and convey unto **Michael Michitti and Christopher Peck**, as tenants in common, each owning a ½ undivided interest, all right, title and interest that he may have in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot number 22 on the Plan of Monyrose Place, of record in Book 57, page 93, Register's Office for Davidson County. Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Michael Michitti, Christopher Peck, and Joseph Green, by deed from Mary Jenkins Hardin, of record in Instrument No. 20061011-0126262, Register's Office for Davidson County, Tennessee.

This is improved property known as: 913 Caruthers Avenue, Nashville, TN. 37204

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

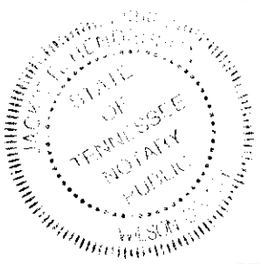
THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

Witness my hand this the 29th day of May , 2009.

Joseph Green

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Joseph Green , 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 Deed for the purposes therein contained.



Witness my hand and official seal this the 29th day of May, 2009.

Jackie R Henderson
NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES: December 6, 2009

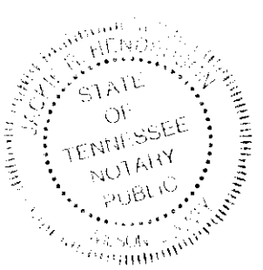
STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $ 0.

John C. Green
AFFIANT

Subscribed and sworn to before me this 29th day of May, 2009.

Jackie R Henderson
NOTARY PUBLIC



MY COMMISSION EXPIRES: December 6, 2009