This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
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BILL GARRETT, Davidson County
Trans: T20090041965 DEEDQC
Recvd: 06/23/09 14:41 2 pgs
Fees: 12.00 Taxes: 0.00
20090623-0058451

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me,
this 10th day of June, 2009

Notary Public

LANITA McCLAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

Address of New Owner:	Send Tax Bills to:	Assessor's Parcel ID:
Melinda S. Neilson, Trustee 4644 Cather Court Nashville, TN 37214	Beazer Mortgage Corporation P.O. Box 986 Newark, NJ 07184	16103003400

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Victor Neilson and Melinda Neilson, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to Melinda S. Neilson, as Trustee of the Melinda S. Neilson Living Trust dated June 10, 2009, hereinafter called the Grantee, his/her/their heirs and assigns, Grantors' entire right, title and interest in and to a certain tract of land, together with all improvements located thereon, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Abbington Park, Phase One, Section Five, a Planned Unit Development, as of record in Instrument No. 20060113-0005368 Register's Office for Davison County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.
>
> BEING part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation, by Deed from J. E. Stevenson, Trustee, dated April 12, 2005, of record in Instrument No. 20050412-0040426, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Victor Neilson and Melinda Neilson, husband and wife, by Deed dated October 27, 2006 from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20061031-0135053, Register's Office for Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This property is improved property known as: 4644 Cather Court, Nashville, TN 37214.

WITNESS my hand this 10th day of June, 2009.

Victor Neilson

Melinda Neilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor R. Neilson and Melinda S. Neilson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of June, 2009.

Notary Public

[SEAL]
LANITA McCLAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 20, 2010