THIS INSTRUMENT WAS PREPARED BY:

Robert J. Turner & Assoc., P.C.
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20090045065 DEEDQC
Recvd: 07/06/09 11:57 3 pgs
Fees:17.00 Taxes:0.00
20090706-0062511

QUITCLAIM DEED

FROM: REGINALD POWELL

TO: LORETTA H. POWELL

Address New Owner(s) as follows:

213 McDowell Drive
Nashville, TN 37218

Map and Parcel No.:

58-9-A-168

Send Tax Bills To:

Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, REGINALD POWELL, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled LORETTA HOLT POWELL v. REGINALD DEWAYNE POWELL, Docket No. 08D2135, Eighth Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Loretta Holt Powell
LORETTA HOLT POWELL

Sworn to and subscribed before me, this 2nd day of July, 2009.

MARCIA R. STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Marcia R. Stone
NOTARY PUBLIC

My Commission Expires: 9-25-2010

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, REGINALD POWELL, does transfer, quitclaim and convey unto the said LORETTA H. POWELL, her heirs, successors, and assigns, all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 160, on the Plan of Jordan Ridge at Eaton's Creek, Phase 6, formerly Creekside Trails of record in Instrument Number 20061121-0144757 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Tenn. Contractors, Inc., of record in Instrument No. 20070123-0009181, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2007 and subsequent years, a lien which are not yet due and payable.

All matters on the Plan of Jordan Ridge at Creekside Trails, Phase 2 of record in Instrument No. 20061121-0144757, Register's Office for Davidson County, Tennessee.

Term, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declarations of Covenants, Conditions and Restrictions of Creekside Trails (also known as Eaton's Creek) of record in Instrument No. 20000915-0092002 and supplemental amendment in Instrument No. 20011025-0117168 and second supplemental amendment of record in Instrument No. 20020828-0103983 and third supplemental amendment of record in 20041229-0153372, and Fourth Supplemental amendment of record in Instrument No. 20061120-0143523, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex handicap, familial status or national origin unless and only to the extent that the covenant, condition or restrictions (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicap persons.

Term, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declarations of Covenants, Conditions, and Restrictions of Jordan Ridge at Eaton's Creek of record in Instrument No. 20061120-0143524, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex handicap, familial status or national origin unless and only to the extent that the covenant, condition or restrictions (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicap persons.

Charter for Eaton's Creek Park Homeowners Association of record

in Instrument No. 20011126-0128291, Register's Office for Davidson County, Tennessee.
Charter for Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, Page 532, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20061206-0009689, said Register's Office.
All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.
Being the same property conveyed to Reginald D. Powell and wife, Loretta H. Powell by deed of record from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, Register's Office for Davidson County, Tennessee. SOT 20070403-0039862

This is improved property known as 213 McDowell Drive, Nashville, Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LORETTA H. POWELL, her heirs, successors, and assigns, forever.

Witness my hand this 18th day of June, 2009.

REGINALD POWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named REGINALD POWELL, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of June, 2009.

NOTARY PUBLIC

My Commission Expires:

ROBERT J. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011