QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 8th day of July, 2009, by the Grantor, Maria Lynn Ashby, whose mailing address is 325 Stonecrest Way, Nashville, Tennessee 37209, to the Grantees, 1) Maria Lynn Ashby, whose mailing address is 325 Stonecrest Way, Nashville, TN 37209; 2) Rebecca Ashby, whose mailing address is 325 Stonecrest Way, Nashville, Tennessee 37209; and 3) Joseph Ashby, whose mailing address is 2215 Montreat Drive, Birmingham, Alabama 35216.

WITNESSETH, that the said Grantor, for good consideration and for the sum of $-0-, does hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Map-Parcel Number 114-12-0-A-110.00CO, Land in Davidson County, Tennessee, Being Lot No. 110 on the Plan of STONERIDGE TOWNHOMES, PHASE II, as shown on plat recorded as Exhibit B in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352, and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Maria Lynn Ashby, an Individual, by Special Warranty Deed from Marquis Homes, LLC, a Tennessee Limited Liability Company, dated January 29, 2009, of record in Instrument No. 20090202-0008655, Register's Office for Davidson County, Tennessee.

This is improved property located at: **325 Stonecrest Way, Nashville, TN 37209.**

WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Michelle Pham
Witness, Michelle Pham
July 8, 2009

Maria Lynn Ashby
Grantor, Maria Lynn Ashby
July 8, 2009

BILL GARRETT, Davidson County
Trans:T20090046514 DEEDQC
Recvd: 07/10/09 14:04 2 pgs
Fees:12.00 Taxes:0.00
20090710-0064567

Preparer of Instrument: Maria Lynn Ashby
Maria Lynn Ashby

Party responsible for property taxes: Maria Lynn Ashby
Maria Lynn Ashby

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On July 8, 2009, before me, Elizabeth L. Warner, Notary Public, personally appeared Maria Lynn Ashby, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

ELIZABETH L. WARNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Elizabeth L. Warner
Elizabeth L. Warner, Notary Public
My Commission Expires January 23, 2010

Affiant ___X___ Known _____Unknown

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

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

Maria Lynn Ashby

Maria Lynn Ashby, Affiant
325 Stonecrest Way
Nashville, TN 37209

Subscribed and sworn to before me, this the 8th day of July, 2009.

WITNESS my hand and official seal.

Elizabeth L. Warner

Elizabeth L. Warner, Notary Public
My Commission Expires January 23, 2010

ELIZABETH L. WARNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant: ___X___ Known _____Unknown