QUITCLAIM DEED	State of Tennessee County of Davidson The actual consideration for this transfer is $ -0-. Affiant Subscribed and sworn to before me, this the 3 day of December, 2009. Notary Public My commission expires: 5·8·12 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daren Ross	**New Owner**	**Map 145-03 Parcel 023.00**
1504 Dresden Circle		
Nashville, Tennessee 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Laura Tudor Ross, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Daren Ross, an unmarried man

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S 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. 22 on the Plan of Roselawn Estates, Section Two, of record in Book 3106, Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daren Ross and wife, Laura T. Ross, by Deed from James L. Poteet, married, of record in Book 11403, Page 914, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of Divorce of record in Case No. 07D-1561, Fourth Circuit Court for said County. The said property was further conveyed to Laura Tudor Ross by Quitclaim Deed from Daren Ross, of record in Instrument No. 20070822-0100301, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **1504 Dresden Circle, Nashville, TN 37215**

BILL GARRETT, Davidson County
Trans:T20090082224 DEEDQC
Recvd: 12/04/09 11:40 2 pgs
Fees:12.00 Taxes:0.00
20091204-0111226

The undersigned acknowledges that the above-described property is encumbered by a Deed of Trust in favor of Wells Fargo Bank, N.A. ("Lender") recorded as Instrument No. 20070309-0029418, Register's Office for Davidson County, Tennessee. The said Deed of Trust secures a Promissory Note executed by Daren Ross ("DR") payable to the order of the Lender, and that DR is the sole borrower under such Note. The undersigned acknowledges that the property is under contract to be sold and that the amount of debt which is secured by the DT exceeds the sales price of the property, and therefore DR, as the borrower, will need to negotiate with the Lender to secure a release of the property from the lien of the Deed of Trust. The undersigned has executed and delivered this quitclaim deed to DR to enable DR to act as the Seller on the pending transaction, and to allow DR to manage any negotiations with the Lender for a release of the property from the lien of the Deed of Trust. The undersigned acknowledges that she has hereby relinquished any and all interest she has, or may have had, in the said property over to DR.

Witness my hand this 3 day of **December, 2009.**

Laura Tudor Ross

Laura Tudor Ross

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 **Laura Tudor Ross,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of **December, 2009.**

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: Nov 28, 2011