THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 08-1741

BILL GARRETT, Davidson County
Trans:T20090084365 DEEDQC
Recvd: 12/15/09 09:14 2 pgs
Fees:12.00 Taxes:0.00
20091215-0114087

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael McGhee and wife, Sarah Sebestyen McGhee**, hereinafter referred to as "Grantors", do hereby bargain, sell, remise, release, quit claim and convey unto **Homesteady Properties, LLC**, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No 139 in East Edgefield, a plan of which is of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Michael McGee by Warranty Deed dated the 30th day of June, 2008 recorded as Instrument Number 20080702-0066407, said Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 1111 BOSCOBEL ST., NASHVILLE, TN 37201.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

WITNESS Grantor's hand this 1st day of December, 2009.

Sarah Sebestyen McGhee

Michael McGhee {SEAL}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 1st day of December, 2009, before me, the undersigned officer duly commissioned and qualified, personally appeared Michael McGhee and wife, Sarah Sebestyen McGhee, known to be (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as their free act and deed.

LAURA W. DUKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission expires: 3-27-11

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 1st day of December, 2009.

LAURA W. DUKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission expires: 3-27-11

ADDRESS OF NEW OWNERS &
Person or Agency responsible for taxes:
Michael McGhee
115 Chapel Ave
Nashville, TN 37206

Map/Parcel ID: 83-13-169.00