THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

Davidson County DEEDQC
Recvd: 03/09/10 09:59 3 pgs
Fees:17.00 Taxes:0.00
20100309-0017976

This Instrument Prepared By and Returned To:
Foundation Title and Escrow, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Corina Garcia and Eric Hong Chen 7220 Althorp Way Nashville, TN 37211	SAME	172-12-D-065.00 CO

I, **Corina Garcia,** do hereby quitclaim and by these presents do transfer and convey a one half (1/2) undivided interest unto **Eric Hong Chen**, in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 505, as shown on the Final Plat of The Town Center Homes at Lenox Village, Section2, of record as Instrument No. 20050322-0031182 in Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a portion of the property conveyed to Regent Homes, LLC., a Tennessee limited liability company, by Deed from Lenox Village I, LLC., a Tennessee limited liability company, of record as Instrument No. 20051101-0131782 in Register's Office for Davidson County Tennessee, and further conveyed to Corina Garcia, a single person by Warranty Deed from Regent Homes, LLC., a Tennessee limited liability company, of record as Instrument No. 20060502-0050584 in Register's Office for Davidson County, Tennessee.

This is improved property known as 7220 Althorp Way Nahville, Tennessee 37211.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24th day of February, 2010.

CORINA GARCIA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, of said state and county, CORINA GARCIA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 24 day of February, 2010.

Alice J Stewart
Notary Public

My Commission Expires:
6/5/12

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

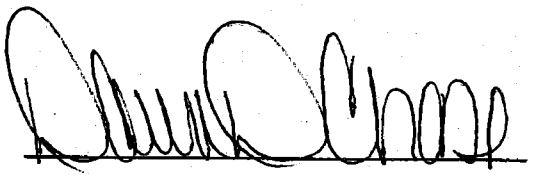
Subscribed and sworn to before me, this the 24 day of February, 2010.

Alice J Stewart
Notary Public

My Commission Expires: 6/5/12

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Dawn Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



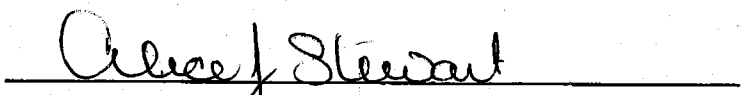
Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY



Notary's Signature

MY COMMISSION EXPIRES: 6/5/12.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).