THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Brandy Russell
Affiant

Subscribed and sworn to before me this 9th day of March, 2010.

Robin L. Burch
Notary Public

My Commission Expires: 7-8-2013

BILL GARRETT, Davidson County
Trans:T20100016627 DEEDQC
Recvd: 03/22/10 14:20 2 pgs
Fees:17.00 Taxes:0.00
20100322-0021390

ROBIN L. BURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Brandy N. Russell 449 Patina Circle Nashville, Tennessee 37209	SAME	MAP 091-14-0 C PARCEL 004.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN ($***10.00) DOLLARS, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an undivided one-half interest in each party Joint With Rights of Survivorship,

I, Brandy N. Russell, unmarried, for the express purpose of creating an undivided one-half interest Joint with Rights of Survivorship in Brandy N. Russell, unmarried, and Deborah Roane, unmarried, by these presents do hereby quitclaim and convey unto Mitchell A. Watts, Trustee, his successors and assigns, all right, title and interest that I may have in the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

BEING Lot 26, Unit B, on the Plan of Patina Subdivision, Phase II, described according to Exhibit "B" attached to the Declaration of Protective Covenants, Conditions and Restrictions for Patina Phase II, of record as Instrument No. 20090710-0064462 in the Register's Office for Davidson County, Tennessee, and further described according to the Final Plat of Patina Subdivision, Phase 2, as described in Exhibit "A" attached thereto, for a more complete description.

BEING the same property conveyed to Brandy Russell, unmarried, and Deborah Roane, unmarried, as joint tenants with right of survivorship, by Warranty Deed dated July 15, 2009, from Shamrock Holdings, Inc., a Tennessee corporation, of record as Instrument No. 20090724-0069608 in the Register's Office for Davidson County, Tennessee; the said Deborah Roane having since conveyed her interest in subject property to Brandy N. Russell, unmarried, by Quitclaim Deed dated December 23, 2009, of record as Instrument No. 20100111-0002180 in the Register's Office for Davidson County, Tennessee. Brandy Russell and Brandy N. Russell being one and the same person.

This is improved property known as 449 Patina Circle, Nashville, Tennessee 37209.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said Mitchell A. Watts, as Trustee, and no further or otherwise and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Brandy N. Russell, unmarried, and Deborah Roane, unmarried, as joint tenants with rights of survivorship, their heirs and assigns, all right, title and interest that I, as Trustee, may have in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this 9th day of March, 2010.

Brandy N. Russell

Mitchell A. Watts, Trustee

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 Brandy N. Russell, 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 this 9th day of March, 2010.

Notary Public

My Commission Expires: 7-8-2013

ROBIN L. BURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Mitchell A. Watts, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, in his capacity as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of March, 2010.

Notary Public

My Commission Expires: 7-8-2013

ROBIN L. BURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.