BILL GARRETT, Davidson County
Trans: T20100032910 DEEDQC
Recvd: 06/01/10 15:09 3 pgs
Fees: 18.00 Taxes: 773.30
20100601-0042011

When recorded: Please Forward To:
Diversified Settlement Services, Inc.
1206 New Rodgers Road
Bristol, PA 19007

CONSIDERATION $ 209,000.00
Map # 126-16-A / Parcel # 469 CO

This space reserved for Clerk

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS,
FOR VALUABLE CONSIDERATION OF Two-Hundred Nine Thousand & 00/100 Dollars ($ 209,000.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficient which is hereby acknowledged, UNITED STATES OF AMERICA, acting by and through, the US Army Corps of Engineers, Savannah District, with an address of 100 W. Oglethorpe Avenue, Savannah, GA 31401and hereinafter referred to as "Grantor", does hereby remise, release and convey with all quitclaim covenants unto DEBBIE STANDLEY, single, whose mailing address is 7121 Riverfront Drive, Nashville, TN 37221, hereinafter referred to as "Grantee, in fee simple, the following lands and property together with all improvements located in the County of Davidson , State of Tennessee, to wit:

A certain parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 470 on the Plan of Final Plat Riverwalk Phase 3B of record in Instrument No. 20060106-0002328, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same premises which ROBERT C. BAUGHER and wife, LARAE C. BAUGHER, by General Warranty Deed dated 4-28-10 , and recorded 6-1-10 , in the

Prepared by The Morris Group, Attorneys and Counselors at Law, P.C.,
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936. The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deed on Demand/The Morris Group Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation.

Davidson County Recorder of Deeds Office, as Document No. 20100601004 2010, granted and conveyed unto UNITED STATES OF AMERICA, in fee simple.

Property Address: 7121 Riverfront Drive, Nashville, TN 37221

Map # 126-16-A / Parcel # 469 CO

SUBJECT TO existing easements for public roads and highways, utilities, railroads and pipelines.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the seller(s), of in and to the same.

IN TESTIMONY WHEREOF I have hereunto set my hand(s) this 30th day of April, 2010.

UNITED STATES OF AMERICA

By: Cindy B Turner (seal)

Title: ~~CINDY B. TURNER~~
Deputy Chief, Real Estate Division

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~CHATHAM~~

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Cindy B. Turner, as Deputy Chief, Real Estate for the UNITED STATES OF AMERICA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within authorized to act on behalf of the Grantor herein and that ___ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 30th day of April, 2010.

Angela D. Mosley
Notary Public
My commission expires: 1/08/13

ANGELA D. MOSLEY NOTARY PUBLIC Comm. Exp. 1/08/13 CHATHAM COUNTY, GA

Prepared by The Morris Group, Attorneys and Counselors at Law, P.C., 5029 Corporate Woods Drive, Suite 225-VA, Virginia Beach, VA 23462. 757-321-6936. The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deed on Demand/The Morris Group Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation.

The following information is not a part of this Deed:

Mail Tax Bills to: Churchill Mortgage Corp.
761 Old Hickory Blvd. Ste 401
Brentwood, TN 37027

Prepared By: The Morris Group
5029 Corporate Woods Drive, Suite 225-A
Virginia Beach, VA 23462

State of Tennessee
County of Williamson

The Actual Consideration of Value, whichever is greater for this transfer is $ 209,000.00

Affiant

Subscribed and sworn to me on the 30th of April, 2010

Notary Public

My Commission Expires:
8-3-10

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Prepared by The Morris Group, Attorneys and Counselors at Law, P.C.,
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936. The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deed on Demand/The Morris Group Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation.