This Instrument prepared by: Premier Property Investments
650-4 Nashville Pike
Gallatin, TN 37211

New Owner, Return To &
Send Tax Bills To: Juan + Delia Ruvalcaba
340 Foxglove Drive
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans: T20100035511 DEEDQC
Recvd: 06/11/10 08:27 2 pgs
Fees: 12.00 Taxes: 0.00
20100611-0045346

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Premier Property Investments on this the 10 day of March, 2010 for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto Juan + Delia Ruvalcaba 340 Foxglove Drive Nashville, TN 37211 all 100% right, title and interest in and to the following described real estate, to wit:

Parcel Tax ID 133-15-0-014.00

See Attachment "A"

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 10 day of MARCH, 2010.

Premier Property Invest.
Karen Pulley

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared PREMIER PROPERTY INVESTMENTS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 10 day of MARCH, 2010.

DOROTHY F. GOODALL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Dorothy F. Goodall
Notary Public

My commission expires: My Commission Expires: February 26, 2013

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 100.

Carrie Bowers
Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Subscribed and sworn before me this the 10 day of MARCH, 2010.

DOROTHY F. GOODALL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Dorothy F. Goodall
Notary Public

My commission expires: My Commission Expires: February 26, 2013

Attachment "A"

Parcel/Tax ID 133-15-0-014.00

Located in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Being Lot No. 65 on the Map of Highview Acres Subdivision, as of record in Book 2331, Page 52, Register's Office of said County, Tennessee.

Said Lot. No. 65 fronts along a slight curve on the Westerly margin of Foxglove Drive and extends back between lines, 410 feet on the Northerly line and 365 feet on the Southerly line to a dead line in the rear, measuring 163.5 feet thereon.

Being the same property conveyed to Premier Property Investments by Quit Claim Deed dated 03/23/10 from Juan Ruvalcaba and wife, Delia Ruvalcaba, of record in Instrument # 20100323-0021701 in the Register's Office of Davidson County, Tennessee.

Being the same property a Scrivener's Affidavit was recorded by Instrument #20080415-0037944 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Juan Ruvalcaba and wife, Delia Ruvalcaba by Warranty Deed dated 11/07/07 from Johanda Morman, a single person, of record as Instrument # 20071107-0131194 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Phyllis E. Poe and Johanda Morman by quitclaim deed of record as Instrument No. 20070723-0086917 in the Register's Office of Davidson County, Tennessee. Phyllis E. Poe is now deceased, and by her Will, a certified copy of which is of record as Instrument No 20071107-0131193 in the Register's Office of Davidson County, Tennessee, she devised her interest in the above property to Johanda Morman.