BILL GARRETT, Davidson County
Trans:T20100058769 DEEDQC
Recvd: 09/17/10 14:13 2 pgs
Fees:12.00 Taxes:0.00

20100917-0074272

FORM No. WD-1

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| THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED. | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-<br>Katina Shields<br>AFFIANT<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPT, 2010<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES 2/14/2012<br>(AFFIX SEAL) |

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Tax Bills to: | MAP-PARCEL NUMBERS |
|---|---|---|
| Randy & Katina Shields | SunTrust Mortgage, Inc. | |
| (NAME) | (NAME) | 05003011500 |
| 1236 Tuckahoe Drive | 901 Semmes Ave. | |
| (STREET ADDRESS) | (STREET ADDRESS) | |
| Nashville, TN 37207 | Richmond, VA 23224 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (P.O. ZIP) | |

# QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Randy Shields, married, by these presents, quitclaims and conveys unto Randy Shields and wife, Katina Shields, all of his right, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 67, on the Plan of Bellshire Terrace, Section Two, of record in Book 6250, Pages 673 and 674, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Randy Shields by deed from Deutsche Bank National Trust Company, as Trustee under NovaStar Mortgage Fundding Trust, Series 2007-1, by its Attorney –in-Fact, Saxon Mortgage Services, Inc., duly authorized by proper resolution of its Board of Directors, of record in Instrument No. 20090504-0040135, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1236 Tuckahoe Drive, Nashville, TN 37207.

Randy Shields

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, Randy Shields the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 15th day of Sept, 2010.

Notary Public

HENRY S. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2012

My commission expires: 11-7-12