THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10101427**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17 day of November, 2010. Notary Public My Commission Expires: My Commission Expires September 9, 2014

QUITCLAIM DEED

Address New Owner: Mark T. Epperson Susan Epperson 131 37th Avenue North Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 104-1-436.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Mark T. Epperson (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Mark T. Epperson and wife, Susan Epperson their heirs and assigns all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 143, PLAN OF PART OF WEST GROVE SUBDIVISION, as shown on plat of record in Plat Book 421, Page 109, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark T. Epperson, unmarried by Warranty Deed from Jose A. Ortega, III and wife, Melissa R. Ortega, recorded on the 1st day of May, 2006 in Instrument No. 20060501-0049947, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 131 37th Avenue North, Nashville, TN 37209

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of November, 2010.

Mark T. Epperson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Mark T. Epperson the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of November, 2010.

Notary Public

My Commission Expires MAY 2, 2011

BILL GARRETT, Davidson County
Trans:T20100074321 DEEDQC
Recvd: 11/23/10 13:28 1 pgs
Fees:12.00 Taxes:0.00
20101123-0093863