BILL GARRETT, Davidson County
Trans: T20110002753 DEEDQC
Recvd: 01/13/11 14:12 3 pgs
Fees: 17.00 Taxes: 0.00
20110113-0003757

This Instrument Prepared By:

David M. Smythe
SMYTHE & HUFF
144 Second Avenue, North
Suite 333 – Pilcher Building
Nashville, TN 37201
(615) 255-4849

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
James R. Cheshire, Sr. Revocable Living Trust, et al 6385 Polo Club Drive Cumming, Georgia 30040	SAME	Map No. 117-07-0-D Parcel No. 033.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, as the conveyance is among family members and/or their self-settled Living Trusts.

James R Cheshire
Affiant

Subscribed and sworn to before me, this 6th day of January, 2011.

Notary Public

AMY KUBIS NOTARY PUBLIC FULTON, GEORGIA COMMISSION EXPIRES 10/30/11

My Commission Expires: 10/30/11

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, this Indenture is made as of the 6th day of January, 2011, by and between and James R. Cheshire and wife, Loretto F. Cheshire (collectively "First Party"), who herein remise, release and forever quitclaim a one-half (½) interest unto James R. Cheshire, Sr. and Loretto F. Cheshire as Co-Trustees of James R. Cheshire, Sr. Revocable Living Trust under agreement dated the 13th of October, 2010, including the successor trustees of said trust and the assigns of said trust, and a one-half (½) interest unto Loretto F. Cheshire and James R. Cheshire, Sr., as Co-Trustees of The Loretto F. Cheshire Revocable Living Trust under agreement dated the 13th day of October, 2010 (collectively "Second Party") all of the right, title, interest, and equity, which First Party owns and has, in and to, the following described property, subject to all easements and restrictions of record, to wit:

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of Amended Condominium Site Plan of Park Green, as of record in Plat Book 6250, Page 253, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Cheshire and wife, Loretta F. Cheshire, by Deed of record in Instrument No. 20050608-0065721, Register's Office for Davidson County, Tennessee. Loretta F. Cheshire is one and the same person as Loretto F. Cheshire.

This conveyance is subject to those encumbrances and other matters listed on Exhibit B attached hereto.

IN WITNESS WHEREOF, First Party has hereunder set their hands the day and year first above written.

James R. Cheshire

Loretto F. Cheshire

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Personally appeared before me, the undersigned, a Notary Public in and for said county, the within named bargainor, James R. Cheshire, Sr. and wife, Loretto F. Cheshire, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of January, 2011.

Notary Public

AMY KUBIS
NOTARY PUBLIC
FULTON, GEORGIA
COMMISSION EXPIRES
10/30/11

My Commission Expires: 10/30/11

EXHIBIT B

1. Metro Davidson County Taxes for 2010 for the property which are a lien, but are not yet due and payable.

2. All matters shown on the plat of record in Plat Book 6250, Page 253, Register's Office for Davidson County, Tennessee.

3. By-laws for the Park Green Homeowner's Association, Inc. of record in Book 6247, Page 898, Register's Office for Davidson County, Tennessee.

4. Covenants, restrictions, options, burdens, assessments and other undertaking contained in Master Deed establishing a Horizontal Property Regime of Park Green Condominiums of record in Book 6247, Page 872, Register's Office for Davidson County, Tennessee, as amended in Book 6453, Page 717, and Book 8430, Page 364, said Register's Office.

5. Storm Water Detention Agreement of record in Book 6269, Page 167 in Register's Office, Davidson County, Tennessee.

6. Deed of Trust executed by James Cheshire and Loretta F. Cheshire, husband and wife, dated May 5, 2005 for the benefit of the Bank of America, N.A. of record in Instrument No. 20050608-0065722, said Register's Office.