QUITCLAIM DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Brian Tolbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 2011.

Laura Mitchell
Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Slaughter and Brian Tolbert (NAME)	James Slaughter and Brian Tolbert (NAME)	
7316 Tolbert Road (ADDRESS)	7316 Tolbert Road (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	114-200.02

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **JAMES SLAUGHTER** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JAMES SLAUGHTER AND BRIAN TOLBERT, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON EAST SIDE OF OLD TOLBERT RD. GO FROM A POINT IN THE OLD TOLBERT RD., AND BEING THE SOUTH WEST CORNER OF THE OLD MATTIE SLAUGHTER PROPERTY. AND BEING OF RECORD IN BOOK 1786, PAGE 529, R.O.D.C. TENNESSEE. THENCE WITH MATTIE SLAUGHTER'S SOUTH LINE, SOUTH 84 DEG. EAST 267 FEET TO AN IRON STAKE IN THE WILLIE CUMMINS SOUTH LINE AT THE NORTH WEST CORNER OF A .38 ACRE TRACT OWNED BY THE JACKSON STREET CHURCH OF CHRIST, THE POINT OF BEGINNING; THENCE WITH THE WEST LINE OF SAID TRACT, NORTH 2 DEG. 30' WEST 70 FEET TO A STAKE IN THEIR LINE; THENCE NORTH 87 DEG. 30' WEST 120 FEET TO AN IRON STAKE; THENCE NORTH 2 DEG. 30' EAST 76 FEET TO AN IRON STAKE IN MATTIE SLAUGHTER'S SOUTH LINE; THENCE WITH SAME, SOUTH 34 DEG. EAST STRIKING THE WILLIE CUMMINS LAND AT 90 FEET IN ALL 120 FEET TO THE POINT OF BEGINNING, CONTAINING .21 OF AN ACRE, BEING THE SAME MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAMES SLAUGHTER BY DEED FROM CHARLES FRANKLIN CUNNINGHAM OF RECORD IN DOCUMENT NUMBER 20080421-0040502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved
property known as 7316 Tolbert Road Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20110003406 DEEDQC
Recvd: 01/18/11 13:50 2 pgs
Fees:12.00 Taxes:0.00
20110118-0004674

Witness my/our hand (s) this the 6th day of **January, 2011.**

James Slaughter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Slaughter, the within named 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, this the 6th day of January 2011.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

HOLD HARMLESS AGREEMENT
REGARDING UNAPPROVED CONVEYANCES

We, the undersigned Grantor of the above referenced property do hereby acknowledge we have been made aware that the following language (or a similar variant) exists in the lien against the subject property:

Transfer of the Property or a Beneficial Interest in Borrower. *As used in this Section, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.*
If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument.

THE GRANTOR HEREBY ACKNOWLEDGES REVIEW OF THIS LANGUAGE, and in choosing to continue with the proposed conveyance, hereby agrees to Rudy Title & Escrow, LLC, their successor, assigns, and employees from any claims arising from this matter.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Slaughter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
James Slaughter
7316 Tolbert Rd.
Nashville, TN 37209