BILL GARRETT, Davidson County
Trans:T20110005684 DEEDQC
Recvd: 01/28/11 11:32 4 pgs
Fees:22.00 Taxes:0.00
20110128-0007827

THIS INSTRUMENT
PREPARED BY:
McCann Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 14 day of June, 2010.

NOTARY PUBLIC
My Commission Expires: 5/20/14

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

ADDRESS OF NEW OWNER:
Michael S. Bligh, Trustee
Ventura Revocable Living Trust
3919 East Ridge Drive
Nashville, TN 37211
SEND TAX BILLS TO:
New Owner

Map/Parcel 148.10-0-059.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Santos A. Ventura,** unmarried, Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Michael S. Bligh, Trustee of the Ventura Revocable Living Trust,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 140, on the Plan of Section Two Locustwood, as of record in Plat Book 2331, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Santos A. Ventura, by Warranty Deed, from Charles W. Hollingsworth, unmarried, of record in Instrument No. 20060119-0007405, Dated January 19, 2006, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 14 day of June, 2010.

Santos A. Ventura

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Santos A. Ventura, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 14 day of June, 2010.

Natalie J. Meador
Notary Public

My Commission Expires: 5/20/14

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

Certificate of Trust Existence and Authority

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, being first duly sworn, certifies as follows:

1. He/she/they is/are the Settlor(s) of the Michael S. Bligh, Trustee of the Ventura Revocable Living Trust under a trust agreement dated 14th day of June 2010 which was the date of its execution.

2. The Settlor's address is: 3919 East Ridge Drive, Nashville TN 37211

3. The name(s) and address(es) of all persons who are now trustees are as follows:

   Michael S. Bligh 392 Harding Place #250, Nashville, TN 37211

4. The name(s) and address(es) of all persons and successor trustees who are not now trustees of the trust are as follows:

   Douglas Dominguez 3724 Priest Lake Drive Nashville TN 37217
   Rosie Dominguez 3724 Priest Lake Drive Nashville TN 37217

5. The trust affect real property legally described as:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Section Two Locustwood, as of record in Plat Book 2331, page 147, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

6. The trust, in its current form, provides in pertinent part as follows:

   POWERS OF THE TRUSTEE

   The Trustee shall have the powers to provided in the Estates and Protected Individuals Code (EPIC), as amended (1998 PA 386, MCL 700.1101, et seq.), including the right to renounce or disclaim any interest on behalf of the Trust, which the Settlor(s) incorporates by reference as EPIC exists on the date of this Trust, except as other provisions of this Trust specifically provide to the contrary. The Trustee may exercise any power or take any action which a prudent person would do or perform during trust administration without court or other authorization, including, but not limited to:

   The power to sell, exchange, give options upon, partition, lease, mortgage, pledge or convey any real or personal property in the Trust upon such terms as the Trustee determines to be appropriate.

   GOVERNING LAW

   The governing law provision of the trust, in its current form, provides in pertinent part as follow: TN law shall govern the administration and interpretation of this Trust.

7. The trust agreement is revocable and may be revoked or amended with regard to the provisions described in this certificate of trust existence and authority as follows:

   This Trust Agreement contains the entire understanding between the parties and may be amended, revoked or terminated only by a written agreement signed by the Trustee and the

Settlors or their designees.

Trust Irrevocable on Death of Settlor(s): On the death of the Settlor(s), this Trust shall be irrevocable.

8. Manner of Taking Title to the Trust Property. Assets transferred into this trust shall be titled to Michael S. Bligh, Trustee of the Ventura Revocable Living Trust.

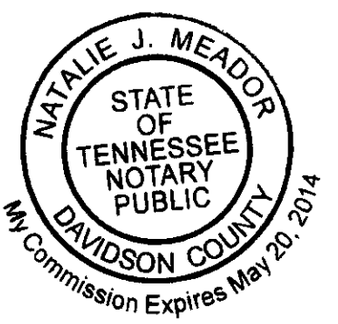
9. The agreement creating the trust, as amended, remains in full force and effect.

Dated: 14th day of June 2010

Settlor, Santos A. Ventura

Settlor,

Trustee, Michael S. Bligh



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me on this 14th day of June 2010 by Santos A. Ventura, Settlor(s) and Michael S. Bligh, Trustee.

Notary Public, DAVIDSON County State of Tennessee
My commission expires 20 day of MAY, 2014
County of DAVIDSON acting in DAVIDSON County.

Prepared by: Michael S. Bligh, Attorney at Law

After recording return to:
Michael S. Bligh, Attorney At Law
392 Harding Place #250
Nashville TN 37211