THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
David Duran & Caroline Allen	SunTrust Mortgage, Inc.	16-222
7020 Lama Terra Court	401 Commerce St., STE 6100	
Goodlettsville, TN 37072		

BILL GARRETT, Davidson County
Trans:T20110007239 DEEDQC
Recvd: 02/03/11 14:08 2 pgs
Fees:12.00 Taxes:0.00
20110203-0009820

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Milliken. PLLC.
846 Conference Drive, Ste 4
Goodlettsville, TN 37072

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, this the 26th day of January, 2011.

MICHELLE M. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: 3/31/14

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged Caroline A. Allen, "Grantor" by these presents, does hereby quitclaim and convey unto David Duran, unmarried and Caroline Allen, unmarried, as tenants in common with the right of survivorship , "Grantee" his/her/their successors and assigns, all of his/her/their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, described according to a compilation drawing produced by Roger H. Fuqua, Tennessee RLS No. 502, dated October 14, 2009 and revised November 16, 2009, as follows:

Beginning at a concrete monument in the cul-de-sac at the end of Lama Terra Court, said monument being the southwest corner of Lot No. 27 in the Plan of Ridgeview Estates, Section 2, Phase 2; thence South 84 degrees 49 minutes 00 seconds East 40.00 feet to a concrete monument; thence with the southerly boundary of Lot 27, North 56 degrees 31 minutes 33 seconds East, 300.68 feet to a concrete monument; thence, South 33 degrees 37 minutes 42 seconds East 400.00 feet to an iron pin; thence, South 82 degrees 31 minutes 45 seconds East, 113.46 feet to an iron pin; thence, South 01 degrees 51 minutes 51 seconds West, 592.65 feet to an iron pin; thence, North 82 degrees 31 minutes 45 seconds West, 264.78 feet to an iron pin; thence North 59 degrees 51 minutes 59 seconds West, 360.00 feet to an iron pin; thence, North 33 degrees 37 minutes 42 seconds West, 420.00 feet to an iron pin; thence, North 50 degrees 44 minutes 12 seconds East, 211.46 feet to a concrete monument; thence, North 8 degrees 26 minutes 04 seconds West, 34.65 feet to an iron pin; thence, with a curve to the left (I=79 degrees 46 minutes 43 seconds, R=50 feet) a distance of 69.62 feet to the point of beginning, containing 10.94 acres, more or less.

BEING the same property conveyed to Caroline A. Allen from Attorneys Title Company, Inc., Trustee, by Quit Claim Deed dated November 30, 2009, as Instrument No. 200911300109303, in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as: 7020 Lama Terra Court, Goodlettsville, TN 37072

Witness my hand this 26th day of January, 2011.

x _____
Grantor: Caroline A. Allen

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 26th day of January, 2011, before me personally appeared Caroline A. Allen, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

WITNESS my hand, at office, this 26th day of January, 2011.

Commission expires: 3/31/14

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY