This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County.
Trans:T20110009443 DEEDQC
Recvd: 02/15/11 10:43 2 pgs
Fees:12.00 Taxes:0.00
20110215-0012824

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of February, 2011.

NOTARY PUBLIC

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/3/12

NEW OWNER:

William Scott Drennan
4106 Lone Oak Dr
Nashville, TN 37215

SEND TAX BILLS TO:

William Scott Drennan
9608 Stanfield Rd
Brentwood, TN 37027

MAP/PARCEL:

Map 131-03-0X Parcel 1.00CO (Unit A)
Map 131-03-0X Parcel 2.00CO (Unit B)
Map 131-03-0X Parcel 3.00CO (Common Area)

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, LS Properties, LLC a Tennessee limited liability company (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to William Scott Drennan, unmarried (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land located in Davidson County, Tennessee, being Unit No. A and B of Lone Oak Urbana, as shown and described in Exhibit "B" attached to and made a part of the Declaration of Protective Covenants, Conditions and Restrictions for Lone Oak Urbana, of record in Instrument 200702070016045, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Reference is also made to Lot 4 on the Plan of Birdhaven, as of record in Book 1130, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LS Properties, LLC by deed from Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-4 of record in Instrument 201007160055803, Register's Office for Davidson County, Tennessee, dated June 15, 2010. And being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for Nova Star Mortgage Funding Trust, Series 2006-4 by Deed in Lieu of Foreclosure from Michael Streams, Jr,. and Love Streams, husband and wife of record in Instrument 201003050017146, Register's Office for Davidson County, Tennessee, dated October 23, 2009. And further, being the same property conveyed to Michael L. Streams by Quitclaim Deed from Corpus Urbana LLC in Instrument 200711070131560, Register' s Office for Davidson County, Tennessee, dated November 6, 2007. And also being the same property conveyed to Michael Streams, Jr. and Love Streams by deed from Bennie Norris Jr. and Lynanne H. Norris of record in Instrument 200607170085698, Register's Office for Davidson County, Tennessee, dated July 13, 2006.

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 Grantees.

IN WITNESS WHEREOF, effective this the 18 day of January, 2011.

GRANTOR:

LS Properties, LLC by William Scott Drennan, President

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY, AND NO LEGAL ADVICE WAS GIVEN BY THE PREPARER.

~~STATE OF TENNESSEE~~ Territory Of U.S. Virgin Islands)
~~COUNTY OF DAVIDSON~~ District Of St. Thomas-St.)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, William Scott Drennan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the President of LS Properties, LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of LS Properties, LLC.

Witness my hand, at office, this the 18th day of January, 2010.

Notary Public

My Commission Expires: 02/07/12.

