I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.

James A. Farmer
AFFIANT

Sworn to and subscribed before me, this 30th day of December 2010.

Laura Enochs
NOTARY PUBLIC

My Commission expires: 9-24-14

LAURA ENOCHS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF MADISON

THIS INSTRUMENT PREPARED BY:
SPRAGINS, BARNETT &COBB, PLC
P.O. Box 2004
Jackson, TN 38302-2004

Person or agency responsible for payment of taxes:

Charles H. Farmer

Same

PROPERTY OWNER AND ADDRESS:

Charles & Ondra Farmer
51 Emerald Ridge
Jackson, TN 38305

105.14-0C 618.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **JAMES ANDREW FARMER,** (hereinafter called "Grantor"), have this day bargained and sold and does by these presents sell, alien, transfer, quit-claim, and convey to **CHARLES H. FARMER** and wife, **ONDRA J. FARMER,** (hereinafter called "Grantee"), all my right, title, and interest in and to that certain lot or parcel of real estate lying and being in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 618 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitations the By-laws appended therto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Grantor by Warranty Deed of record by Instrument No. 20071002-0116918 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand this the 30th day of December, 2010.

JAMES ANDREW FARMER

BILL GARRETT, Davidson County
Trans:T20110012500 DEEDQC
Recvd: 03/02/11 10:02 2 pgs
Fees:12.00 Taxes:0.00
20110302-0016657

ACKNOWLEDGMENT

STATE OF TN :
COUNTY OF Madison :

On this 30th day of December, 2010, before me personally appeared **JAMES ANDREW FARMER,** known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in said state and county, this the 30th day of December, 2010.

Laura Enochs
Notary Public

My commission expires: 9-24-14

