Prepared by:
Realty Title
5111 Maryland Way Suite 101
Brentwood, TN 37027

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Richard Watt
Affiant

Subscribed and sworn to before me this 4TH day of MARCH, 2011.

Karen McCalla
Notary Public
My commission expires: May 31, 2011

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Tidwell 804 Holt Grove Ct. Nashville, TN 37211	New Owner	119-06-0-234.00

QUITCLAIM DEED

For and in consideration of One Dollar, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Matthew Tidwell, by these presents, does hereby quitclaim and convey unto Matthew Tidwell Unmarried, Louis James Catignani Married, and Mickey Ryan Williams Married their heirs, successors and/or assigns, all of his right, title and interest in and to the following described tract or parcel located in the Davidson County, Tennessee, being more particularly described as follows:

Being the northerly ½ of Lot Marked "Reserved" on the Map of Sterling Heights, Section 3, of record in Book 1424, Page 113, Register's Office for Davidson County, Tennessee. Said part of lot fronts 80 feet on the east side of Picknell Drive and runs back between lines, 161.6 feet on the northerly line and 160.90 feet on the southerly line, to a dead line in the rear.

Being the same property conveyed to Matthew Tidwell by Special Warranty Deed from Wells Fargo Bank, N.A., As Trustee for the Certificateholders for Bank of America Funding 2005-C, Trust Mortgage Pass-through Certificates Series 2005-C, By BAC Home Loans Servicing, LP, F/K/A Countrywide Home Loans Servicing LP, By BAC GP, LLC, Its General Partner, as Attorney-in-Fact, dated 1/24/11, of record in Instrument No. 20110301-0016268 said Register's Office.

This instrument was prepared using information provided by the parties. Preparer of this instrument makes no representations with regard to the title of the subject property, the accuracy of the information received or the validity of any plat or survey referenced.

Witness my hand this 25th day of February, 2011.

Matthew Tidwell

BILL GARRETT, Davidson County
Trans:T20110013754 DEEDQC
Recvd: 03/07/11 16:01 2 pgs
Fees:12.00 Taxes:0.00
20110307-0018186

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Matthew Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 25th day of February, 2011.

NOTARY PUBLIC

ANDREW WILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My commission expires:
1/19/14

INDEMNITY AGREEMENT

SELLER: Matthew Tidwell
GRANTEE: Matthew Tidwell, Louis James Catignani, Mickey Ryan Williams
PROPERTY: 50 Valeria Street, Nashville, TN 37210
DATE: 2/25/11

This Indemnity Agreement is made as of the Date referenced above by Seller and Grantee for the benefit of Realty Title & Escrow Company, Inc., hereinafter referred to as RTEC.

Seller and Grantee hereby acknowledge having requested RTEC to prepare a deed and any related documents whereby Seller conveys to Grantee the Property referenced above. Furthermore, Seller and Grantee acknowledge that Seller is either gifting the Property to Grantee or Grantee is paying Seller less than fair market value as consideration for the subject transfer.

In addition to the foregoing, Seller and Grantee, and each of them, hereby acknowledge the following:

1. RTEC has advised there are possible legal, financial and tax consequences to the subject conveyance;
2. RTEC has neither provided any legal, financial or tax advice nor held itself out as a legal, financial or tax service provider;
3. RTEC has advised Seller and Grantee prior to the closing of the subject transaction that should they have legal, financial or tax questions concerning the subject transaction, they should consult with the private practicing attorney or public accountant or other party of their own choosing; and
4. Neither Seller nor Grantee has requested RTEC to issue a title insurance policy or to otherwise conduct or procure a title examination on the Property relative to the subject transaction.

Notwithstanding the above matters, Seller and Grantee have determined to proceed with the conveyance of the Property. Seller and Grantee, and each of them, hereby indemnify and hold RTEC harmless with respect to any damage or loss arising from the matters set forth herein. Seller and Grantee acknowledge that RTEC is relying on the accuracy of the representations contained herein in conducting this closing and preparing closing document(s). Seller and Grantee further acknowledge that RTEC would not conduct the closing or prepare the closing document(s) without such representations being made and indemnification given.

Subscribed and sworn to before me the undersigned on this 25th day of February, 2011.

Notary Public

My Commission Expires:

8/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON