This Instrument Was Prepared By:

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BILL GARRETT, Davidson County
Trans:T20110013776 DEEDQC
Recvd: 03/08/11 08:06 3 pgs
Fees:17.00 Taxes:0.00
20110308-0018200

# QUITCLAIM DEED

| **Address of New Owner as Follows:** | **Send Tax Bills To:** | **Map-Parcel Numbers** |
|---|---|---|
| James H. Leuty, Jr.<br>3333 Aspen Grove Drive, #140<br>Franklin, Tennessee 37067 | SAME | Map/Parcel: 149 15 0A 286.00 |

**FOR AND IN CONSIDERATION** of the sum of One and No/100 ($1.00) Dollars cash in hand paid by the hereinafter named Grantee, and in distribution in liquidation of the limited liability company, the receipt of which is hereby acknowledged, **EBG PROPERTIES, LLC**, a Tennessee Limited Liability Company, hereinafter called Grantor, has this day bargained and sold, and by these presents does hereby transfer, convey and quitclaim unto **JAMES H. LEUTY, JR.**, and wife, **CAROLYN S. LEUTY**, hereinafter called Grantees, their successors and assigns, all of the Grantor's interest in five parcels of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, Tennessee, described in Exhibit A attached hereto.

This property is subject to the following liens and encumbrances:

1. A Deed of Trust from Equity Builders Group, LLC to Jerry Spore, Trustee, to secure debt to Bankcorpsouth of record in Instrument No. 20071113-0132726 Register of Deeds of Davidson County, Tennessee.
2. The Davidson County Real Property Taxes for the year 2009, plus interest and penalty as accrued thereon.
3. The Davidson County 2010 Real Property Taxes, which are due and payable on or before February 28, 2011.
4. The 2011 Property Taxes, which have not been accrued, but are a lien as of January 1, 2011, and are payable on or before February 28, 2012.

The parcel of land is improved and the address is 1600 Bridgecrest Drive, Antioch, Tennessee.

**WITNESS** my hand this 3RD day of March, 2011.

**EBG PROPERTIES, LLC**

By: _____
**JAMES H. LEUTY, JR.**
Its: Chief Manager

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JAMES H. LEUTY, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained, and who further acknowledged that he is a Chief Manager of **EBG PROPERTIES, LLC,** or a constituent of the maker and is authorized by the maker to execute this instrument on behalf of the limited liability company.

**WITNESS** my hand and official this 3rd day of March, 2011.

_____
NOTARY PUBLIC

My Commission Expires:
11-21-12

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration for this transfer is
$1.00

_____
Affiant

Subscribed and sworn to before me, this
3rd day of March, 2011.

_____
Notary Public

My Commission Expires:
11-21-12

## EXHIBIT A

Lot 150 of the Cambridge Forest Planned Unit Development, Phase 3, as shown by a map of record in Instrument No. 20010628-0068483 as amended in Instrument No. 20020503-0054630, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to EBG Properties, LLC by Quitclaim Deed from Equity Builders Group, of record in Instrument No. 20071113-0132725, Register's Office for Davidson County, Tennessee.