QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 30th day of August, 2011, by the Grantor, Bonnie S. Virgin, surviving wife of Denver R. Virgin whose mailing address is P.O. Box 633, Hermitage TN 37076 to the Grantee, Randall L. Withrow whose mailing address is 3023 Cairns Drive West, Mt. Juliet TN 37122
WITNESSETH, That the said Grantor, for good consideration and for the sum of $100.00 paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Property known as 4246 Sweden Drive, Hermitage TN 37076 in Hermitage Estates Lot 265
Parcel/Tax Id 075-06-0-024.00
Plat Book/Page Description Lot 265 Hermitage Estates Sec. 2|Neighborhood Code and name: 6233

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness — Grantor

Baptist Hospital RN

Witness — Grantee

BILL GARRETT, Davidson County
Trans:T20110057464 DEEDQC
Recvd: 09/15/11 15:25 2 pgs
Fees:13.00 Taxes:0.37
20110915-0071826

PICK-UP

STATE OF Tennessee }
COUNTY OF ~~Bond~~ Davidson } TN pt

On August 30, 2011 before me, Pamela Baker, personally appeared Bonnie Virgin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 9/8/11

Affiant: _____Known ✓ Unknown

ID Produced: _____

[Seal]

DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC
PAMELA BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 100.00
Randall L Withrow **Affiant**
Subscribed and sworn before me this the
15 **Day of** September, 2011.
Brandi Wells, **Deputy Register**

Send Tax Bill To:
Randall L Withrow
3023 Cairns Dr. W.
Mt. Juliet Tn 37122

Prepared By: Bonnie Virgin using On Line Documents assisted By Randy Withrow

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 265 on the plan of Hermitage Estates, Section Two, of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete description thereof.

SAID Lot No. 265 fronts 90.0 feet on the westerly margin of Sweden Drive and extends back 134.77 feet on the northerly line and 134.79 feet on the southerly line to a dead line in the rear, measuring 90.0 feet thereon.

BEING the same property conveyed to Bonnie L. Virgin and husband, Denver R. Virgin, by warranty deed from Kimberly F. Swint, of record at Instrument No. 200004280042186, Register's Office for Davidson County, Tennessee. The said Denver R. Virgin having since died on March 12, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 3460, PAGE 583, BOOK 4200, PAGE 227, BOOK 3924, PAGE 25 AND BOOK 3952, PAGE 881, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF HERMITAGE ESTATES, SECTION TWO, OF RECORD IN BOOK 3700, PAGE 23, SAID REGISTER'S OFFICE.