THIS INSTRUMENT WAS PREPARED BY:
Brenda Rhoton Clark, Attorney
1230 Second Avenue South
Nashville, Tennessee 37210
615-244-2445

BILL GARRETT, Davidson County
Trans:T20120018133 DEEDQC
Recvd: 03/12/12 14:59 2 pgs
Fees:12.00 Taxes:0.00
20120312-0021392

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Margaret R Bain
Affiant

Subscribed and sworn to before me on this the 12th day of March, 2012.

Brenda Clark
Notary Public My Commission Expires: 09-09-2014

BRENDA CLARK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner As Follows:
Roger L. Bain
196 Windy Hill Drive
Pittsford, Vermont 05763

Send Tax Bills To:
SunTrust Mortgage Inc.
P. O. Box 79041
Baltimore, MD 21279-0041

Map Parcel Numbers:
Map: 122 1-A
Parcel: 397

FOR AND IN CONSIDERATION OF the sum of $0.00, Margaret R. Bain, married, and formerly known as Margaret R. Pouliot, unmarried, by these presents does hereby quitclaim and convey unto Roger L. Bain, married, her successors and assigns, all of her right, title and marital interest in and to the following tract of land:

Located in Davidson County, Tennessee being Unit No. 63 on Woodland Point, Phase IX, a Private Element Horizontal Property Regime (being the Townhome Area of Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants at Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws, appended thereto as Exhibit "B" at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part of the same as though copied herein.

Being the same property conveyed to Roger L. Bain and Margaret R. Pouliot by Quitclaim Deed from Roger L. Bain as Instrument Number 20070906-0107078, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument Number 20020725-0089575, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument Number 20000607-0056981, Instrument Number 20001011-0101044, Instrument Number 20020725-0089575, Instrument Number 20020904-0107261, Register's Office for Davidson County, Tennessee.

Subject to Easements/Agreement of record in Book 8332, page 982, Instrument Number 20000612-0058346, Instrument Number 20000419-0039023, Register's Office for Davidson County, Tennessee.

Subject to Deed conveying the common area to Woodland Point Homeowner's Association, Inc. of record in Instrument Number 20001205-0119722, Register's Office for Davidson County, Tennessee.

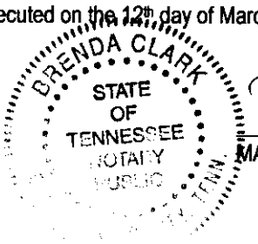
Subject to terms and conditions of the Bylaws/Charter of Woodland Point Homeowners Association, Inc. of record in Instrument Number 20001011-0101044, Instrument Number 20001013-0102000, Instrument Number 20020222-0022863, Register's Office for said County.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Roger L. Bain, unmarried, by deed from Ole South Properties, Inc. on October 13, 2004, of record in Instrument Number 20041013-0123563, Register's Office for Davidson County, Tennessee. The legal description set forth above is identical to that in the previous deed of record.

This is improved property known as 304 Doe Ridge Court, Nashville, Tennessee 37214.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

IN TESTIMONY WHEREOF, this instrument was executed on the 12th day of March, 2012.



Margaret R Bain

MARGARET R. BAIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared MARGARET R. BAIN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on the 12th day of March, 2012.

Brenda Clark

NOTARY PUBLIC
My Commission Expires: 09-09-2014