This Instrument Prepared By:
Mark A. Ellmore
Suite C, 388 Harding Place
Nashville, Tennessee 37211

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, I, Fred Bower, for the express purpose of making a conveyance to create a fee simple, by these presents do hereby quitclaim and convey to Mark A. Ellmore, Jr., Trustee, all my right, title and interest * in and to the following described tract of land to wit.

Land in Davidson County, Tennessee, being Lot No. 31-B on the plan of Zone Lot Division, Lots 31, 35, 36, 37, and 38, Meadows of Tulip Grove, Section Two, of record in Book 6250, page 754 as amended in Book 6250, page 999, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary K. Bower, by deed from Wanda Williams of record in Book 8199, page 328, Register's Office for Davidson County, Tennessee.

This is improved property known as 835 Netherlands Drive, Hermitage, Tennessee 37076.

And now, I, the said Mark A. Ellmore, Jr., Trustee for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title and interest I hold as Trustee unto Mary K. Bower, a single person.

WITNESS my hand and seal on this 28th day of June, 1996.

Fred Bower

*Pursuant to a final decree of divorce dated January 9, 1996 in Case# 95D3161 Second Circuit Court, Davidson County, Tennessee, Fred Bower has conveyed all his right title and interest including but not limited to his marital rights.

Mark A. Ellmore, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Bower, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 28th day of June, 1996.

1-20-99
My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Ellmore, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 1996.

5/23/98
My commission expires:

Lynda Kaye Jones
Notary Public

AFFIDAVIT

I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is —0—, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A Ellmore Jr, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 1996.

5/23/98
My commission expires:

Lynda Kaye Jones
Notary Public

ADDRESS OF NEW OWNERS: SEND TAX BILLS TO: MAP/PARCEL

Mary K. Bower
385 Netherlands Drive
Hermitage, Tennessee 37076

SAME

75-15-29

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IDENTIFICATION REFERENCE