BOOK 11748 PAGE 255

FROM:
Scott A. Grooters and
Gabrielle M. Coon

TO:
Jeff Farris, Trustee

This instrument was
prepared by:
Jeff Farris
216 Centerview Drive, Ste. 139
Brentwood, TN 37027

TRACY L. LOVE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires
May 26, 2002

FROM:
Jeff Farris, Trustee

TO:
Scott A. Grooters and wife,
Gabrielle M. Grooters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me on this 12th day of November, 1999.

Notary Public

Address New Owner	Send Tax	Map-Parcel
As Follows:	Bills to:	98-13-B-28
Scott and Gabrielle Grooters 4805 Mara Vista Road Hermitage, TN 37076	Franklin American Mortgage 501 Corporate Centre Dr., Ste. 400 Franklin, TN 37067	

0098860

10.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No 100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to terminate a tenancy in common, but to create a tenancy by the entirety between us, we, Scott A. Grooters and Gabrielle M. Coon, hereby convey, remise, release and quitclaim unto Jeff Farris, Trustee, his successors and assigns, the following described parcel of land in Davidson County, Tennessee:

Being Lot No. 28, Newport, a Planned Unit Development, of record in Plat Book 9700, Page 568, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description thereof.

Being the same property conveyed to Scott A. Grooters and Gabrielle M. Coon by warranty deed from Landmark Homes of Tennessee, Inc., of record in Book 11563, Page 689, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Jeff Farris, TRUSTEE, for the express purposes of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Scott A. Grooters and wife, Gabrielle M. Grooters, as tenants by the entirety (and not tenants in common), their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set forth above.

WITNESS our hands this 12th day of November, 1999.

Scott A. Grooters

Gabrielle M. Grooters

Jeff Farris, Trustee

On this 12th day of November, 1999, before me personally appeared Scott A. Grooters and wife, Gabrielle M. Grooters, and Jeff Farris, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons free act and deed.

TRACY L. LOVE
NOTARY PUBLIC
AT
DAVIDSON TENNESSEE

My Commission Expires
May 26, 2002

Notary Public