Prepared by:
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MANIER & HEROD, a Tennessee Professional Corporation
One Nashville Place, Suite 2200
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Nashville, Tennessee 37219
(615) 742-9315

BOX 21-B

Davidson County DEEDQC
Recvd: 06/21/02 15:36 3pgs
Fees:17.00 Taxes:0.00
20020621-0075246

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PAR. NO.**
Don C. Bruce c/o American Home Design, Inc. 880 Conference Drive Goodlettsville, TN 37072	Don C. Bruce c/o American Home Design, Inc. 880 Conference Drive Goodlettsville, TN 37072	Map 26/Parcel 94

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, MILLIGAN-REYNOLDS GUARANTY TITLE AGENCY, INC., Trustee with full power to sell, mortgage and encumber, without the joinder of any beneficiary, (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto DON C. BRUCE, (hereinafter referred to as "Grantee"), his heirs, successors and assigns forever, the following described property located in Davidson County, Tennessee:

> Land in Davidson County, City of Goodlettsville, Tennessee, being Lot No. 1 of the final plat of "Section 13, Northgate Park" of record at instrument number 20010620-0065591, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Milligan-Reynolds Guaranty Title Agency, Inc., Trustee by deed dated July 10, 2001, from Raman G. Dayal and Suresh G. Dayal of record at Instrument Number 20010711-0073901, Register's Office of Davidson, County, Tennessee.

#225723

The legal description stated above has been taken from the prior deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

This Quitclaim Deed is signed this the 11TH day of June, 2002.

Milligan-Reynolds Guaranty Title Agency, Inc., Grantor
TRUSTEE

By: _____
S. J. Hale, II, President

By: _____
G. R. McInturff,
Executive Vice President

STATE OF TENNESSEE)
COUNTY OF Hamilton)

Personally appeared before me, a Notary Public in and for said County and State, S. J. Hale, II, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person herein described , and who upon oath, acknowledged himself to be the President of Milligan-Reynolds Guaranty Title Agency, Inc., the within named bargainor, a Tennessee corporation, and that he as President of such corporation acknowledged that he executed the within instrument for the purpose therein contained, for and on behalf of the Corporation.

WITNESS MY HAND and seal at office in Hamilton, Tennessee, this 11th day of June, 2002.

MARGARET EDMONDSON NOTARY PUBLIC AT LARGE HAMILTON CO., TN

Margaret Edmondson
Notary Public
My Commission Expires: April 22, 2003

#225723

STATE OF TENNESSEE)
COUNTY OF Hamilton)

Personally appeared before me, a Notary Public in and for said County and State, G. R. McInturff, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person herein described , and who upon oath, acknowledged himself to be the President of Milligan-Reynolds Guaranty Title Agency, Inc., the within named bargainor, a Tennessee corporation, and that he as President of such corporation acknowledged that he executed the within instrument for the purpose therein contained, for and on behalf of the Corporation.

WITNESS MY HAND and seal at office in Hamilton, Tennessee, this 11th day of June, 2002.

MARGARET EDMONDSON NOTARY PUBLIC AT LARGE HAMILTON CO., TN

Margaret Edmondson
Notary Public
My Commission Expires: April 22, 2003

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(4) OF THE TENNESSEE CODE ANNOTATED.

Don C. Bruce, Grantee

Sworn and subscribed to before me this 19 day of June, 2002.

My Commission Expires: 2-20-06

Shawn Kay Brank
Notary Public

NOTARY PUBLIC RUTHERFORD CO.

#225723