Davidson County DEEDQC
Recvd: 01/14/04 11:10 2pgs
Fees:12.00 Taxes:0.00
20040114-0005810

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorneys at law
111 Westwood Place, Suite 304
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Mallard Partners, LLC. **611 Wade Circle** **Goodlettsville, TN 37072**	**SAME**	**MAP 51-15-C** **Parcel 4**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **William H. Dorris and Robert B. Huffine** do hereby quitclaim and by these presents do transfer and convey all of our rights, title and interest unto **Mallard Partners, LLC, a Tennessee limited liability company,** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Cluster Lot Development Revised Final Plat for Section 7, Walton Oaks Subdivision of record as Instrument No. 20011206-0134230, Register of Davidson County, Tennessee, as herein described for a more complete description.

Being a portion of the same property conveyed to William H. Dorris and Robert B. Huffine by Warranty Deed from T. N. McGinnis A/K/A Troy Napoleon McGinnis of record as Instrument No. 20000224-0018289; from David H. Frazier and wife, Martha B. Frazier of record as Instrument NO. 20000925-0094849; from Albert D. Panter and wife, Dorthy M. Panter of record as Instrument No. 20000410-0035853; and from Joe L. Wall and Mike Suggs of record as Instrument No. 20011210-0135882, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 223 Walton Lane ,Madison, Tennessee 37115

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the **7th day of January, 2004.**

William H. Dorris

Robert B. Huffine

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William B. Dorris and Robert B. Huffine,** the bargainor, 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 this the **7th day of January, 2004**.

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is **-0-.**

(Affiant)

Subscribed and sworn to before me, this **7th day of January, 2004**.

NOTARY PUBLIC

My Commission Expires:_____

BRADFORD W. ROOT NOTARY Exp 1/27/2007 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE