QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Paul E Franklin
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23 DAY OF January, 2004

(Affix Seal) Notary Public

My Commission Expires: My Commission Expires

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Paul Franklin, unmarried	Irwin Mortgage Corporation	133-07-139
3344 Mimosa Drive	400 Interstate N. Pkwy, Ste 580	
Nashville, TN 37211	Atlanta, GA 30339-5030 Attention: Tax Department	

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I/We, **Millie C. Hix, unmarried**, hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto, **Paul Franklin, unmarried**, hereinafter called the Grantee, his heirs and assigns, all of my right, title and interest in and to the following described Real Property in Cheatham County, State of Tennessee, described as follows, to wit:

BEING Lot No. 65 on the Plan of Glencoe Acres, Section 1, of record in Plat Book 1835, Page 137, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being of the same property conveyed to Paul Franklin by Warranty Deed of record in Book 11524, Page 467, to Millie C. Hix by Quitclaim Deed of record in Deed Book 11559, Page 585 recorded on July 6th, 1999, Register's Office for Davidson County.

( ) unimproved
This is (XX) improved property know as: 3344 Mimosa Drive, Nashville, TN 37221.
Witness my hand this 23 day of January, 2004:

Millie C. Hix

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, Millie C. Hix, a Notary Public in and for said County and State, the within named **Millie C. Hix, unmarried**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be her free act and deed.
Witness my hand and official seal at:

County of Williamson, State of Tennessee, this 23 day of January, 2004.

Notary Public

My Commission Expires: My Commission Expires MAY 30 2006

Davidson County DEEDQC
Recvd: 01/30/04 13:24 1pgs
Fees:12.00 Taxes:0.00

20040130-0011839