Return To:

This Instrument Prepared By:
Joe G. Bagwell, Attorney
Talon Title Service, LLC
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
(865) 769-8824 - Telephone
(865) 690-0274 - Fax

American Mortgage Closers, LLC
5110 Maryland Way
Suite 320
Brentwood, TN 37027

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I/WE **Jonathon Young** hereby bargain, sell, release, remise, quitclaim and convey unto **Jonathan Young** all my/our right, title and interest in and to the following described real estate, to-wit:

See Exhibit A for Legal Description

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 17 day of February, 2004.

Jonathon Young

Davidson County DEEDQC
Recvd: 02/26/04 10:50 2pgs
Fees:12.00 Taxes:0.00
20040226-0021847

STATE OF Tennessee
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Jonathon Young,** to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witnessed my hand and official seal this 17 day of February, 2004.

HOLEY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 17 day of february, 2004.

HOLEY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

Notary Public

My Commission Expires: 5-22-04

Tax Map and Parcel Number: 109-01-0-A-44.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Jonathan Young
3928 Lake Ridge Run
Nashville, TN 37214

Exhibit "A"

Being Lot No. 52 on the plan of Phase Three Lakeridge, of record in Plat Book 9700, page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jonathon Young, unmarried from Mark Richards and wife, Karen M. Richards by Warranty Deed dated 08/28/03, recorded 09/02/03, in Instrument Number20030902-0126761, Register's Office for said County.

Map and Parcel 109-01-0-A-44.00 CO

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.