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

This Instrument Prepared By:
Joe G. Bagwell
212 South Peters Rd., Ste 201
Knoxville, TN 37923

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, **Cynthia H. King** hereby bargain, sell, release, remise, quitclaim and convey unto **Matthew T. King**, all my right, title and interest in and to the following described real estate, to-wit:

SEE ATTACHED EXHIBIT "A"

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 13 day of **February, 2004.**

Cynthia H. King kna Cindy Splawn
Cynthia H. King kna Cindy Splawn

STATE OF

COUNTY OF

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

Witnessed my hand and officin' seal this 13th day of February, 2004.

Notary Public

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Carolyn Dickerson
Affiant

Sworn to and subscribed before me this 13th day of February, 2004.

Notary Public

My Commission Expires: 7-5-04

NOTARY PUBLIC

Tax Map and Parcel Number: 155-08-0-C-203.00 CO

ADDRESS OF NEW OWNER AND PERSON RESPONSIBLE FOR TAXES:
Matthew T. King
6852 Collinswood Drive
Nashville, TN 37221

Davidson County DEEDQC
Recvd: 03/08/04 11:36 2pgs
Fees:12.00 Taxes:0.00
20040308-0026125

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Exhibit "A"

Land in Davidson County, Tennessee being Lot No. 203 on the Plan of Poplar Creek Estates, Phase II, of record in Book 6900, Pages 339 through 347, and as amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plans reference is made for a more complete description.

Being the same property conveyed to Matthew T. King and wife, Cynthia H. King from William C. Demetree and Lee Chira by Warranty Deed dated 05/29/96, recorded 06/04/96, in Book 10072, page 875, Register's Office for said County.

Map and Parcel 155-08-0-C-203.00 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.

(2004010785.PFD/2004010785/1)