This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-514

Davidson County DEEDQC
Recvd: 03/15/04 13:57 2 pgs
Fees:12.00 Taxes:0.00

20040315-0029362

QUITCLAIM DEED

Address new owner as:
John Clubb
3318 Ironwood Dr.
Nashville, TN 37214

Send tax bills to:
Same

Map-Parcel
Map 96-15
Par 101

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael Smith and wife, Julie A. Smith, have this day bargained and sold, and do hereby transfer, convey and quitclaim to John Clubb, unmarried, his heirs and assigns, all our right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 204 on the plan of Hickory Bend, Section 4, of record in Book 4175, Page 34, said Register's Office to which reference is hereby made for a Inure complete legal description.

Being the same property conveyed to John Clubb and Michael Smith by deed from Fairbanks Capital Corp, as servicing agent for Credit Suise First Boston Mortgage Capital LLC, recorded as instrument number 20030108-0003399, Register's Office of Davidson County, Tennessee.

This is improved property known as: 3318 ironwood Drive, Nashville, TN 37214.

WITNESS my hand this 12TH day of March, 2004

MICHAEL SMITH

JULIE A. SMITH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Smith and wife, Julie A. Smith, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2004.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me, this 12th day of March, 2004.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

My Commission Expires SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.