Davidson County DEEDQC
Recvd: 03/22/04 13:39 2pgs
Fees:12.00 Taxes:0.00
20040322-0032159

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP42838

QUIT CLAIM DEED

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 THE 18th day of March, 2004

Notary Public

MY COMMISSION EXPIRES: 7-24-2004

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2004

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Collard 2120 Lebanon Road #108 Nashville, TN 37210	CTX Mortgage Company 2828 North Harwood Dallas, TX 75201-1516	95-5-B-100

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Donna Collard, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

Donna Collard, an unmarried woman and Rachel Lynn Spencer and Jason L. Spencer, wife and husband with joint rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 108, on the Master Deed of Easthaven Townhomes of record in Instrument No. 0010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Donna Collard, an unmarried woman from R. J. York Homes, LLC by Warranty Deed of record in Instrument Number 20040315-0029384, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2120 Lebanon Road #108, Nashville, TN 37210

Witness our hand this 18th day of March, 2004

Donna Collard
Donna Collard

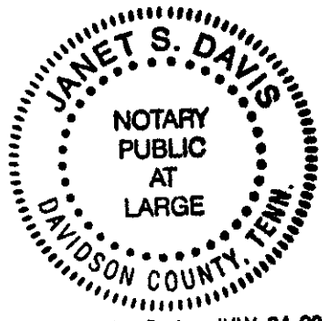
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Donna Collard, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 2004

Janet S. Davis
Notary Public

My Commission Expires: 7-24-2004



My Commission Expires JULY 24, 2004