QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 05/14/04 10:00 2pgs
Fees:12.00 Taxes:0.00

20040514-0056650

KATHLEEN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Ezell 3401 Anderson Road, #14 Antioch, TN 37013	SAME	136-15-0-B 014.00 CO

This instrument made and entered into on this the 23rd day of April, 2004, by and between Donald K. Yow, a married man, party of the first part of Davidson County, Tennessee, and Stephen Ezell, party of the second part of Davidson County, Tennessee.

WITNESSETH

That for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part, all its right, title and interest in and to the following described real estate, to-wit:

BEING Lot No. 14 on the Plan of A Horizontal Property Regime (Private Element), Phase 1, Smith Springs Townhomes, Revision 1, as shown by plat of record in Plat Book 11700, page 16 as revised in Book 11700, Page 42, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donald K. Yow, a married man, by special warranty deed from the Secretary of Housing and Urban Development of record in Instrument No. *20040514-0056648, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 11666, page 151, Register's Office for said County.

This property has been held strictly for investment purposes and has never been nor was ever intended to be the Grantors primary residence.

In testimony whereof, the party of the first part has hereunto set his/her/their signature(s), this day and date first above written.

Donald K. Yow by

Donald K. Yow

by Trish Eakin Attorney in fact

BY: Trish Eakin, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald K. Yow, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, under oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this the 23rd day of April, 2004.

My Commission Expires: _____

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

X 20040514-0056649

On this the 23rd day of April, 2004, before me, the undersigned, personally appeared Trish Eakin, to me known (or proven to me on thebasis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donald K. Yow, and who acknowledged that she executed the same as the free act and deed of the said Donald K. Yow by virtue of that Power of Attorney, duly executed by the said Donald K. Yow and appearing of record in Book X, page _____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office this the 23rd day of April, 2004.

My commission expires: 5/23/05

Notary Public

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN