**Prepared by:**
**Tommy C. Estes, Esq.**
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**Nashville, Tennessee 37219**
**(615) 742-9315**

**BOX 21-B**

Davidson County DEEDQC
Recvd: 06/08/04 15:31 2pgs
Fees:12.00 Taxes:0.00
20040608-0067903

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PAR. NO. |
|---|---|---|
| **American Home Realty, LLC**<br>**174 Snug Harbor Drive**<br>**Hendersonville, TN 37075** | **American Home Realty, LLC**<br>**175 Snug Harbor Drive**<br>**Hendersonville, TN 37075** | **Map 26**<br>**Parcel 94** |

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, DON C. BRUCE (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto AMERICAN HOME REALTY, LLC, a Tennessee Limited liability company (hereinafter referred to as "Grantee"), its heirs, successors and assigns forever, all right, title, and interest in and to the following described property located in Davidson County, Tennessee:

> Land in Davidson County, City of Goodlettsville, Tennessee, being Lot No. 1 of the Final Plat of "Section 17, Northgate Park" of record at instrument number 20010620-0065591, as amended by Instrument Number 20010820-0089801, 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 Grantor herein by Quitclaim Deed dated June 11, 2002, from Milligan-Reynolds Guaranty Title Agency, Inc., Trustee, of record as Instrument Number 20020621-0075246, Register's Office of Davidson, County, Tennessee, as amended by Deed of Correction dated August 28, 2002, of record as Instrument Number 20020906-0108530 in said Register's Office.

#305924

The legal description stated above has been taken from the prior Deed of Correction conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this the 1st day of June, 2004.

DON C. BRUCE, Grantor

STATE OF TENNESSEE )
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, DON C. BRUCE, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person herein described, the within named bargainor, and acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS MY HAND and seal at office in Nashville, Tennessee, this 1st day of June, 2004.

Notary Public
My Commission Expires: 07-07-04

**THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(4) OF THE TENNESSEE CODE ANNOTATED.**

**AMERICAN HOME REALTY, LLC-Grantee**

**By:** _____
**Don C. Bruce, Chief Manager**

**Sworn and subscribed to before me this 1st day of June, 2004.**

**My Commission Expires:** 07-07-04

**Notary Public**