THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville, Tenn. 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Map & Parcel
0052-08-0069.00

QUITCLAIM DEED

***FROM*: RICHARD L. MADISON**

SEND TAX BILLS TO:
Antoinette M. Madison
1240 Sioux Terrace
Madison TN 37115

Davidson County DEEDQC
Recvd: 06/24/04 08:34 2pgs
Fees:12.00 Taxes:0.00
20040624-0074776

***TO*: ANTOINETTE M. MADISON**

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged I, **RICHARD L. MADISON,** have this day bargained and sold, and by these presents do hereby convey and quitclaim unto **ANTOINETTE M. MADISON**, her heirs and assigns, all my estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 143, Sequoia Valley Subdivision, Section 3, of record in Book 4460, Page 83, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Richard L. Madison and wife, Antoinette M. Madison, by deed from E.A. Sircy, Jr., dated November 12, 2003, and filed for record as Instrument No. 20031114-0166471, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to restrictions of record in Book 4598, Page 384, and the Plan of record in Book 4460, Page 83, said Register's Office.

This is improved property known as 1240 Sioux Terrace, Madison, Davidson County, Tennessee 37115.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of June, 2004.

Richard L. Madison
RICHARD L. MADISON

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RICHARD L. MADISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 23rd day of June, 2004.

Kathryn A. Tidwell
NOTARY PUBLIC

My Comm. Expires: 12/18/05

KATHRYN TIDWELL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

The consideration for this transfer is $(-0-).

Richard L. Madison
AFFIANT

Sworn to and subscribed before me this 23rd day of June, 2004.

Kathryn A. Tidwell
NOTARY PUBLIC

My Comm. Expires: 12/18/05

KATHRYN TIDWELL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

worddocs\realprop\Madison.quitclaim.deed