This Instrument Prepared By & Return to:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2040137
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Jimmie M. Miller (now deceased) and wife, Jackie S. Miller,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Jackie Miller, an unmarried women** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 379, Tulip Grove Subdivision, Section 6, as of record in Plat Book 4460, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 379 fronts 85 feet on the westerly margin of Atlanta Drive, and runs back 156.21 feet on the south sideline, and 140.00 feet on the north sideline, and measures 107.44 feet across the rear lot line.

Being the same property conveyed to Jimmie M. Miller (now deceased) and wife, Jackie S. Miller from Sara D. Dorsey, a widow, by Warranty Deed dated Janaury 4, 1999 and recorded January 12, 1999 in Book 11293, page 363, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 4511, page 994 and all matters of record on plat in Plat Book 4460, page 19, Register's Office for Davidson County.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 18th day of June, 2004.

Jackie S. Miller
Jackie S. Miller

Davidson County DEEDQC
Recvd: 06/28/04 13:45 2pgs
Fees:12.00 Taxes:0.00
20040628-0076463

STATE OF TENNESSEE
COUNTY OF Williamson

On this 18th day of June, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jackie S. Miller** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

My Commission Expires:

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 10/22/05

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

Subscribed and sworn to before me this 18th day of June, 2004.

Notary Public

My Commission Expires:

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
MY COMM. EXP. 10/22/05

Tax/Map ID & Parcel
75-04-110.00

New Owners:
Jackie Miller
617 Atlanta Drive
Hermitage, TN 37076

Send Tax Bills to :
Irwin Mortgage Corporation
400 Interstate N. Parkway
Suite 580
Atlanta, GA 30339-5030