This document prepared by (and after recording return to):

Name: Mandy Duke
Firm/Company: Liberty Title
Address: 1701 Barrett Lakes Boulevard
Address 2: Suite 180
City, State, Zip: Kennesaw, Georgia 30144
Phone: 678-797-0224

Davidson County DEEDQC
Recvd: 06/29/04 14:49 3pgs
Fees:17.00 Taxes:0.00

20040629-0077187

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Map 50-10
Parcel 144

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, LAURITA M. SANFORD, UNMARRIED, hereinafter referred to as "Grantor", do hereby demise, release and forever quitclaim unto LAURITA M. SANFORD, UNMARRIED and GERALDINE M. TRACY, UNMARRIED, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12A ZONE LOT, CHESAPEAKE HOMES, SECTION FOUR, AS OF RECORD IN BOOK 6250, PAGE 916, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE PROPERTY CONVEYED IN QUIT CLAIM DEED FROM GERALDINE M. TRACY TO LAURITA M. SANFORD, UNMARRIED, DATED 10/31/2002, RECORDED 11/01/2002, IN INSTRUMENT NO. 200211010134114, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

The source of title in Grantor(s) is by QUIT CLAIM deed recorded in the office of the Register of Deeds in Instrument Number 200211010134114, of DAVIDSON County, Tennessee.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of love and affection this transfer is $ 0

Affiant

Subscribed and sworn to before me this the 2 day of June 2004

Notary Public



TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Laurita M Sanford
Grantor
LAURITA M. SANFORD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of April, 20 04, before me personally appeared Laurita M. Sanford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Russell H. Evans
Notary Public

Printed Name: Russell H. Evans

RUSSELL H. EVANS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

Commission Expires:
11-27-04

Grantor(s) Name, Address, phone:
LAURITA M. SANFORD
ADDRESS: 3541 Chesapeake Drive
Nashville Tennessee
37207
PHONE:

Grantee(s) Name, Address, phone:
LAURITA M. SANFORD &
GERALDINE M. TRACY
ADDRESS: 3541 Chesapeake Drive
Nashville Tennessee 37207
PHONE:

SEND TAX STATEMENTS TO GRANTEE