STATE OF TENNESSEE
COUNTY OF Davidson
Subscribed and sworn to before me
this 30 day of July, 2004.

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

Affiant Bernard Sparks

Notary Public _____ My commission expires: 11/25/06

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That Deborah Sparks, Grantor, of Davidson County, Tennessee, RELEASE AND QUIT CLAIM ALL MY RIGHT TITLE AND INTEREST TO Deborah Sparks and Bernard Sparks, wife and husband, Grantee(s), of Davidson, County, Tennessee, for the sum of One and no/100ths Dollars ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Davidson County, in the State of Tennessee:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 108A, Zone Lot Division of Lots 107 and 108, W.R. Wilson Subdivision, as in book 6200 at page 730, Register's Office for said county to which reference is hereby made for a more complete description.

Being the same property conveyed to Deborah Sparks by Special Warranty Deed from Federal Home Loan Mortgage Corporation dated February 13, 2004 and recorded March 10, 2004 as/in Instrument number 20040310-0027273, Register's Office for Davidson County, Tennessee, AND;

Previously conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC as substitute Trustee (Patsy Beauty Miller and Paul Miller) dated September 11, 2003 and recorded September 23, 2003 as/in Instrument number 20030923-00140184, Register's Office for Davidson County, Tennessee, AND;

Previously conveyed to Paul C. Miller and wife, Beauty Patsy Miller by Quitclaim Deed from Paul C. Miller, married dated July 18, 2002 and recorded July 26, 2004 as/in Instrument number 20020726-0090020, Register's Office for Davidson County, Tennessee, AND;

Previously conveyed to Paul C. Miller by Warranty Deed from Robert L. Stout and Yvonne Stout and Kathryn B. Finley dated August 6, 2001 and recorded August 21, 2004 as/in Instrument number 20010821-0089923, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: (for informational purposes)
409 A 35th Avenue North
Nashville, Tennessee 37209

Davidson County DEEDQC
Recvd: 08/05/04 10:38 2pgs
Fees:12.00 Taxes:0.00
20040805-0094188

IN WITNESS WHEREOF, Grantor has executed this deed this 30 day of July, 2004.

GRANTOR: Deborah Sparks

SIGNATURE: Deborah Sparks

GRANTOR:

SIGNATURE: _____

(The information on this instrument was supplied by one or more of the parties to this conveyance. The preparor assumes no liability for any errors, inaccuracies or omissions, in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by Grantor's execution and Grantee's acceptance of this instrument.)

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, a Notary Public in and for said County and State by Deborah Sparks. Witness my hand and Notarial Seal this 30 day of July, 2004.

M. Evan Hoffman
Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

County of Residence: DAVIDSON
My Commission Expires: 10/25/2006

This deed was prepared by: Cheir 750 Old Hickory Blvd, Suite 286, Brentwood, TN 37027
Send Tax Statements To: Bernard Sparks, , 409 A 35th Avenue North, Nashville, TN 37209
Return Deed To: Archer Land Title, Inc. 750 Old Hickory Blvd, Suite 286, Brentwood, TN 37027