Davidson County DEEDQC
Recvd: 08/09/04 15:41 5pgs
Fees:27.00 Taxes:0.00
20040809-0096106

This consideration or value of $ -0- witnessed on this 6th day of July, 2004.

Affiant

notary public

MICHELLE HAWKINS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Prepared by:

RETURN TO: PROFESSIONAL ESCROW SERVICES, LLC
900 CIRCLE 75 PARKWAY, SUITE 1430, ATLANTA, GA 30339

QUITCLAIM DEED

STATE OF TENNESSEE
DAVIDSON COUNTY

This Deed made this 6th DAY OF July, 2004. Between

KEITH ALLEN MARTIN AND REBECCA MARTIN, HUSBAND AND WIFE,

as party of the first part, hereinafter called Grantor, and

KEITH ALLEN MARTIN, UNMARRIED

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor for and in consideration of the sum of ZERO AND 00/100 DOLLARS ($0.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, does by these presents BARGAIN, SELL, REMISE, RELEASE AND FOREVER QUIT CLAIM to Grantee all the rights, title, interest, claim or demand which the Grantor has or may have had in and to the following described property, to wit:

New Owner: Keith Allen Martin, 6709 Ascot Dr., Antioch, TN 37013

Property Address: 6709 ASCOT DRIVE, ANTIOCH, TN 37013-1169
Property ID No.: 151-09-0-A-238.00CO

Send Tax Bills: New Owner

(See EXHIBIT A for Property Legal Description)

TO HAVE AND TO HOLD the said described premises, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever. So that neither the said party or parties of the first party, nor their heirs, nor any other person or persons for them or in their names or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS THEREOF, the Grantor has signed and sealed this Deed, this Day and Year first written above.

Signed, sealed and delivered in the presence of:

Witness

KEITH ALLEN MARTIN

Witness

Rebecca Martin

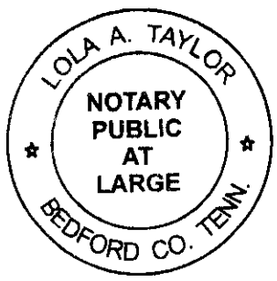
REBECCA MARTIN

STATE OF TN

COUNTY OF WILLIAMSON

I hereby certify that on 7/6, 2004 before the subscriber, a Notary Public of the State and County aforesaid personally appeared Rebecca Martin, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and did each acknowledge the aforegoing Deed to be his act and deed for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my official seal the date above written.



Lola A. Taylor

Lola A. Taylor, Notary Public

My Comm. Expires: 02-17-08

STATE OF TN

COUNTY OF Williamson

I hereby certify that on 7/14, 2004 before the subscriber, a Notary Public of the State and County aforesaid personally appeared Keith Allen Martin, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and did each acknowledge the aforegoing Deed to be his act and deed for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my official seal the date above written.

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
BEDFORD CO. TENN.

Lola A. Taylor

Lola A. Taylor, Notary Public

My Comm. Expires: 02-17-08

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 238, ON THE FINAL PLAT OF LONG HUNTER CHASE, PHASE 3, SECTION 1, FIRST REVISION, OF RECORD IN INSTRUMENT NO. 20001103-0109138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KEITH ALLEN MARTIN AND REBECCA MARTIN, HUSBAND AND WIFE, BY DEED FROM NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOXRIDGE HOMES DATED JANUARY 31, 2002 AS RECORDED IN INSTRUMENT NO. 20020211-0017992, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.