This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

Davidson County DEEDQC
Recvd: 08/16/04 08:41 2pgs
Fees:12.00 Taxes:0.00
20040816-0098509

ADDRESS NEW OWNER:
JEFFREY T. SYRACUSE
222 Graeme Drive
Nashville, TN 37214

SEND TAX BILLS:
Same as Mortgagee

MORTGAGEE
Central Loan Admin. & Reporting
P.O. Box 77404
Ewing, NJ 08628

MAP & PARCEL:
084-14-058

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration, the same being in satisfaction of certain of the terms of a separation settlement (Wilson County General Sessions Court, Juvenile Division, Case No.) between Grantor and Grantee, the receipt of which is hereby acknowledged, I, **EMILY SUZANNE FRANKLIN**, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto **JEFFREY T. SYRACUSE**, hereinafter called the Grantee, his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Donelson Hills Subdivision, of record in Plat Book 2331, Page 22, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jeffrey T. Syracuse and Emily Suzanne Franklin, both unmarried persons by Quitclaim Deed, of record in Instrument No. 20030428-0056621, Register's Office for Davidson County.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the property to Grantee and assigns against the lawful claims of all persons claiming by, through or under Grantor.

This is improved real property known as: 222 Graeme Drive, Nashville, Tennessee 37214.

Witness my hand this the 1st day of July, 2004.

Emily Suzanne Franklin
EMILY SUZANNE FRANKLIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **EMILY SUZANNE FRANKLIN**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 1st day of July, 2004.

PAULA EAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

Emily Suzanne Franklin
AFFIANT

Subscribed and sworn to before me this 1st day of July, 2004.

PAULA EAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

NOTARY PUBLIC

My Commission Expires: _____