THIS INSTRUMENT WAS PREPARED BY:

Robert J. Turner & Associates, P.C.
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

QUITCLAIM DEED

FROM: Rachel Brown Montpas

TO: Andrew Scott Montpas

Address New Owner as follows:

Andrew Scott Montpas
221 Cottage Lane
Nashville, TN 37214

Map and Parcel No.:
Map 84-14
Parcel 195

Send Tax Bills To:
Same

Davidson County DEEDQC
Recvd: 09/07/04 16:15 3pgs
Fees:17.00 Taxes:0.00
20040907-0108082

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Andrew Scott Montpas, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Andrew Scott Montpas v. Rachel Brown Montpas, Docket No. 03D-1776 Fourth Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Andrew Scott Montpas

Sworn to and subscribed before me this 25th day of March, 2004.

ROBERT J. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires SEPT. 22, 2007

My Commission Expires: _____

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, Rachel Brown Montpas, does transfer, quitclaim and convey unto the said Andrew Scott Montpas, his heirs, successors, and assigns, all of her rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 45 on the Plan of Donelson Meadows, as of record in Plat Book 1835, Page 35, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to Deanna C. Bell by deed from David R. Devore and wife, Tina L. Devore of record in Deed Book 8909, page 393, Register's Office for said County.
>
> This conveyance is subject to Restrictive Covenants of record in Deed Book 1788, page 509 and Book 1847, and Book 1847, page 469 Register's Office for said County.
>
> This is improved property known as 221 Cottage Lane, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andrew Scott Montpas, his heirs, successors, and assigns, forever.

Witness my hand this 28th day of March, 2004.

Rachel Brown Montpas

Rachel Brown Montpas

STATE OF ~~TENNESSE~~ Georgia)
COUNTY OF ~~DAVIDSON~~ DeKalb)

Personally appeared before me, a Notary Public in and for said County and State, the within named Rachel Brown Montpas, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Tucker, Georgia, this 28th day of March, 2004.

Andria F. Smith
NOTARY PUBLIC

My Commission Expires: Andria F Smith Notary Public Gwinnett County, Georgia My Commission Expires June 28, 2005

NOTARY PUBLIC GEORGIA GWINNETT COUNTY ANDRIA F. SMITH

After recording return to:
Lenders First Choice
3803 Parkwood Blvd.,#100
Frisco, TX 75034