PREPARED BY AND RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
Ph. (615) 778-9828 Fax (615) 778-3134

Davidson County DEEDQC
Recvd: 09/08/04 10:58 2pgs
Fees:12.00 Taxes:0.00
20040908-0108407

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard A. Drennon and Charles R. Williams,III 2102 Jones Circle Nashville, TN 37207	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067

TAX MAP - PARCEL NUMBERS: 071.04-0-194.00

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, I, **RICHARD A. DRENNON, AN UNMARRIED WOMAN,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **RICHARD A. DRENNON AND CHARLES R. WILLIAMS,III, as joint tenants with rights of survivorship,** their heirs and assigns, all of my right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 176 on the Plan of Joywood Heights Subdivision, Section I, as of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 176 fronts 60.0 feet on the westerly side of Jones Circle and runs back between parallel lines 189.0 feet and measures 60.0 feet across rear lot line.

Being the same property conveyed unto Richard A. Drennon, an unmarried woman by Warranty Deed being recorded simultaneously herewith of record in Instrument Number 20040908-0108405 **Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to W. E. Hendricks, Jr. and wife, Kathleen N. Hendricks, by Warranty Deed from Gayle Durocher, unmarried, dated November 21, 1989, Register's Office for Davidson County,Tennessee.**

This conveyance is subject to all matters appearing on the plan of Joywood Heights Subdivision, Section I, of record in Book 1130, Page 91; Restrictions contained in instrument of record in Book 1373, page 98; Sanitary sewer easement to Metropolitan Government of Nashville & Davidson County, Tennessee contained in instrument of record in Book 4124, page 649; All easements, restrictions and other matters of record in said register's office.

This property commonly known as: **2102 Jones Circle, Nashville, TN 37207**

WITNESS MY HAND on this the 7 day of September, 2004.

Richard A Drennon

RICHARD A. DRENNON

STATE OF TENNESSEE COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, RICHARD

A. DRENNON, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 7 day of September, 2004.

My commission expires:

Carrie E Hughes
Notary Public (Seal)

MY COMMISSION EXPIRES
AUGUST 22, 2005

CARRIE E. HUGHES
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENNESSEE

STATE OF TENNESSEE COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 7 day of September, 2004.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 7 day of September, 2004.

My commission expires:

Carrie E Hughes
Notary Public (Seal)

MY COMMISSION EXPIRES
AUGUST 22, 2005

CARRIE E. HUGHES
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENNESSEE