STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED TO AND SWORN TO ME, THIS THE 1 DAY OF SEP. 2004

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/18/07

THIS INSTRUMENT PREPARED BY:

USA Title & Escrow, Inc.
1802 Williamson Court, Suite 200
Brentwood, Tennessee 37027

DAVID PAUL ANDERSON NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN. MY COMM. EXP. 03/18/2007

FROM:

Teresa L. Madden

TO:

Michael D. Madden

Davidson County DEEDQC
Recvd: 09/10/04 10:02 2pgs
Fees:12.00 Taxes:0.00

20040910-0109528

NAME AND ADDRESS OF NEW OWNERS:

Michael D. Madden
1217 Deerhaven Court
Nashville, TN 37217

SEND TAX BILLS TO:

Bank of America
600 Southside Blvd
Jacksonville, FL 32256

MAP-PARCEL NUMBER:

19-165.14-0-116.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Teresa L. Madden, has bargained and sold and does hereby quitclaim, transfer and convey any and all interest which she has in the hereinafter described property to Michael D. Madden, their heirs and assigns, forever, being that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 109, on the plan of Peppertree Forest Subdivision, Section 12, recorded in Book 8250, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael D. Madden and wife, Teresa L. Madden by Deed from Jerry D. Butler, dated September 1, 1992, of record in Book 8732, page 49, Register's Office for Davidson County, Tennessee.

This is improved property known as 1217 Deerhaven Court, Nashville, TN 37217.

In Witness Whereof, we have hereunto set our hands and signatures on this the 1 day of Sept 2004.

Teresa L. Madden
Teresa L. Madden

STATE OF TENNESSEE
COUNTY OF Rutherford

On this the 1 day of Sept 2004, before me personally appeared, Teresa L. Madden, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office, this the 1 day of Sept, 2004

Bettie Crawford
NOTARY PUBLIC

My Commission Expires: 12-19-04