This instrument prepared by:
BOBBY D. DAVIS, Attorney at Law, 101 Shepherd Hills Drive, Madison, Tennessee 37115

ADDRESS NEW OWNER:
Angela Reena Owens and Jennifer Nicole Owens
c/o Charles P. Owens and wife, Patty A. Owens
1313 Cheyenne Blvd
Madison, TN 37115

Map/Parcel: 53-9-28

SEND TAX BILLS:
SAME

Davidson County DEEDQC
Recvd: 09/16/04 11:49 3pgs
Fees:17.00 Taxes:0.00



20040916-0111605

QUITCLAIM DEED

THIS INDENTURE made this 13th day of Sept., 2004, between **Charles P. Owens and wife, Patty A. Owens** (hereinafter referred to as "Grantor"), and **Angela Reena Owens and Jennifer Nicole Owens as Tenants-In-Common with Charles P. Owens and wife, Patty A. Owens retaining a life estate** (hereinafter referred to as "Grantee"),

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have bargained, sold, remised, released, and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto Angela Reena Owens and Jennifer Nicole Owens as Tenants-In-Common with Charles P. Owens and wife, Patty A. Owens retaining a life estate, their heirs and assigns, their interest in the following described property, in Davidson County, Tennessee, to wit:

> **BEING** Lot No. 102 on the Plan of Sequoia Valley, Section 3, of record in Book 4460, page 83, Register's Office for Davidson County, Tennessee.
>
> **SAID** Lot No. 102 fronts 95 feet on the easterly margin of Cheyeene Boulevard and extends back 239.7 feet on the northerly line and 240.1 feet on the southerly line to a dead line in the rear, measuring 95 feet thereon.

"LEGAL DESCRIPTION CONTINUED"

BEING the same property conveyed to Charles P. Owens and wife, Patty A. Owens by deed of record in Book 5457, page 123, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 10-foot easement for public utility and drainage purposes, anchor easement, 30-foot minimum building setback line from Cheyenne Boulevard, and conditions of Owner's Certificate of record in Book 4460, page 83, said Register's Office; and restrictive covenants of record in Book 4598, page 384, Register's Office.

All estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to therein. Whenever in this instrument at a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This deed is prepared solely on the basis of information furnished. No legal advice is being given to the parties hereto. This deed contains no warranties of title, either expressed or implied. This deed shall only convey the interest owned by the Grantor herein, but not further and shall be subject to any and all claims, obligations and impediments of title that may exist. We do hereby disclaim any knowledge or liability for claims that may be had by persons or entities other than the Grantor herein.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on the day and year first above written.

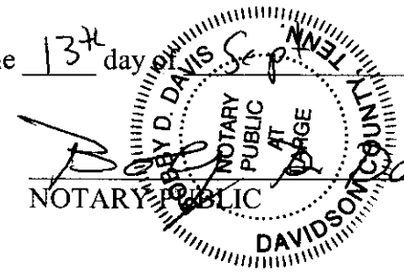
Charles P. Owens
CHARLES P. OWENS

Patty A Owens
PATTY A. OWENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for said County and State appeared, **Charles P. Owens and wife, Patty A. Owens**, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me, this the 13th day of Sept., 2004.



NOTARY PUBLIC

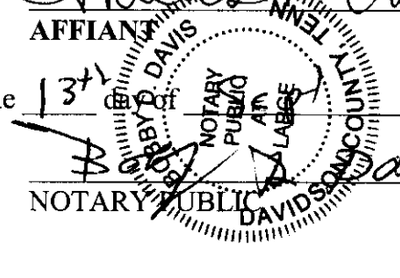
My Commission Expires: 1/26/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Be the actual consideration or value, whichever is greater, for this transfer is **$0.00**.

Charles P. Owens
AFFIANT

Sworn to and subscribed before me, this the 13th day of Sept., 2004.



NOTARY PUBLIC

My Commission Expires: 1/26/08