Davidson County DEEDQC
Recvd: 11/18/04 14:13 2pgs
Fees:12.00 Taxes:0.00
20041118-0138746

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Ronald Lee Nimmo	Franklin American Mtg	42-11-B-15 Co
206 Mayflower Lane South	501 Corporate Centre Suite 400	Drive
Madison TN 37115	Franklin, TENNESSEE 37067	

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates.
PLLC.
P. O. Box 663
Gallatin, TN 37066

STATE OF TENNESSEE }
COUNTY OF SUMNER }

The actual consideration or value, whichever is greater, for this transfer is $ 1.00 .

Ronald Lee Nimmo
Affiant

Subscribed and sworn to before me, this the 25th day of October, 2004.

Susan N. Greene
Notary Public

My commission expires: 11/27/04

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Elizabeth Nimmo, Grantor" by these presents, does hereby quitclaim and convey unto Ronald Lee Nimmo,"Grantee", his/her/their successors and assigns, all of his/her/their right, title and interest in and to the following described property in Davidson County, Tennessee:

See attached Legal Exhibit "A".

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

unimproved (___)
This is improved (_X__) property, known as 206 Mayflower Lane South, Madison, TN 37115.

Witness my hand this 25 day of OCTOBER, 2004.

Elizabeth Nimmo
Grantor- Elizabeth Nimmo

STATE OF Tenn.)
COUNTY OF Davidson)

Personally appeared before me, Elizabeth Nimmo, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of Oct., 2004.

Cathy Y. Luster
Notary Public

My Commission Expires 7-31-05.

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Land in Davidson County, Tennessee, being a certain condominium unit being Unit 206, on the Plan of Heritage Village, Section One, as of record in Plat Book 4460, page 110, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ronald Lee Nimmo, married , by Deed of Record as Instrument No. 200110040107667, dated September 21, 2001, Register's Office for Davidson County, Tennessee.