This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Davidson County DEEDQC
Recvd: 02/03/05 11:43 2 pgs
Fees:13.00 Taxes:140.60
20050203-0012794

QUITCLAIM DEED

NEW OWNER ADDRESS:	SEND TAX BILLS TO:	MAP AND PARCEL
Paulette Acree 2317 Selma Avenue Nashville, Tennessee 37214	Countrywide Home Loans P. O. Box 10212 Van Nuys, CA 91410-0212	Map 84-15 Parcel 26

I, Leanne Peace, unmarried, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto Paulette Acree in and to the following tract of land in Davidson County, Tennessee described in Exhibit "A" attached hereto.

This is improved property known as 2317 Selma Avenue, Nashville, Tennessee 37214.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of January, 2005.

LEANNE PEACE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, Leanne Peace, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 26 day of January, 2005.

ANGELA SCHMIDT NOTARY PUBLIC STATE OF TENNESSEE Exp. 9/20/08 DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Melissa Sabbold
Affiant

Subscribed and sworn to before me, this the 26 day of January, 2005.

ANGELA SCHMIDT NOTARY PUBLIC STATE OF TENNESSEE Exp. 9/20/08 DAVIDSON COUNTY, TENN.

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the unrecorded Map of Herbert Gentry's unrecorded Subdivision of certain lots in Walker's First Addition to Nicholhurst, not of record, and described according to a survey thereof made by Cantrell, Connell & Morrison, Enginneers, on November 1956, as follows:

Beginning at a point in the southerly margin of Selma Avenue at the corner of Lots No. 9 and 10; thence with the line between said lots, southerly 218.7 feet to a point; thence westerly 175 feet to a point; thence northerly 213 feet to a point which is 30.7 feet south of Selma Avenue; thence easterly 100 feet to a point in the south margin of Selma Avenue, continuing easterly with the margin of Selma Avenue, 93.4 feet to the point of beginning.

Being the same property conveyed to Leanne Peace and Paulette Acree, both unmarried, by deed dated May 31, 2002 from Connie Parker Munn and Carolyn Parker Baggett, sole heirs of the Estate of Janet Sanders Parker, of record in Instrument #20020603-0066834, said Register's Office.