# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 02/16/05 14:42 2 pgs
Fees:12.00 Taxes:0.00

20050216-0017825

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

B0105-008R

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January 19 05

Notary Public

MY COMMISSION EXPIRES: February 20, 2008
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Security Escrow & Title Co., 750 Old Hickory Blvd. Ste 165, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sarah N. Davis (NAME) | America's Wholesale Lender (NAME) | |
| 2110 11th Ave. South (ADDRESS) | P.O. Box 660694 (ADDRESS) | |
| Nashville, Tennessee 37204 (CITY) (STATE) (ZIP) | Dallas, TX 75266-0694 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sarah N. Davis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND QUITCLAIMED, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah N. Davis and Patrick DeGuira, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Lot No. 15 on the Plan of McAlister Property, of record in Plat Book 421, page 10, Register's Office for said County, to which plan references hereby made for a more comeplete legal description.

BEING THE SAME PROPERTY conveyed to Sarah N. Davis by deed dated 07-30-01 of record in Instrument No. 20010813-0087196, in the aforesaid Register's Office.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 2110 11th Ave. South, Nashville, TN 37204 (105-13-180)

unimproved ( )
This is improved ( X ) property, known as 2110 11th Ave. South, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of January, 19 05

1/25/05

Sarah N. Davis

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah N. Davis

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of January 2005

Commission expires February 20, 2008

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Julie Wilbanks
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public