Box 14A

QUITCLAIM DEED



State of Tennessee
County of Davidson

The actual consideration for this transfer is $ 0.

Affiant

Subscribed and sworn to before me, this the 1st day of January, 2005.
March

Notary Public

My commission expires: 11-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Melody D. Nivison	Mortgage Lenders of America, LLC	Map 042-11-0-B, Parcel 021co
307 Plymouth Rock Court	8402 West 110th Street, Suite 130	
Madison, TN 37115	Overland Park, KS 66210	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

David W. Nivison

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Melody D. Nivison

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 307 of the Heritage Village Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Heritage Village Condominiums, of record in Book 4758, page 179 and amended in Book 4808, Page 829, Book 5102, Page 383 and Book 6388, Page 989, and further Supplemented and amended by Instrument of record in Book 6484, Page 287 and further amended in Book 9654, Page 906 and Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4758, page 190, and as amended in Book 6484, Page 348, Book 9256, Page 848 and Instrument No. 20031229-0183193, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Heritage Village Condominiums, set forth as Exhibit "B" to the supplement and amendment to the Master Deed, of record in Book 6484, page 287, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Melody Nivison and David W. Nivison, wife and husband, by Deed from Jean Webb LeMay and husband James A. LeMay, dated November 12, 2004, of record in Instrument No. 20041116-0137520 and re-recorded in Instrument No. 20050104-0000968, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which will be paid by the Grantee herein.

This is Improved (_X__) Unimproved (____) property, known as: 307 Plymouth Rock Court, Madison, TN 37115

Witness my/our hand(s) this_____ day of January, 2005.

By:_____
David W. Nivison

Davidson County DEEDQC
Recvd: 03/03/05 09:55 2 pg
Fees:12.00 Taxes:0.00

20050303-0023379

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David W. Nivison,** 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 Nashville, Tennessee, this 1 day of ~~January,~~ March **2005.**

MICHAEL D. WILLIAMS JR. NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

Notary Public

My Commission Expires: ~~August 22,~~ 2007