After Recording Return To:

RETURN TO RECORDING DEPT.
Lenders First Choice
3850 Royal Avenue
Simi Valley, CA 93063

Davidson County DEEDQC
Recvd: 03/14/05 10:29 2 pgs
Fees:12.00 Taxes:0.00

20050314-0027638

This Instrument Prepared By:
William E. Curphey & Associates
2605 Enterprise Road East
Suite 155
Clearwater, Florida 33759

9003921

QUIT CLAIM DEED

New Owner/ Property Being Conveyed

MARIA LYNN POEHL
2917 Anderson Road
Nashville, TN 37217

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

Map & Parcel:
150-5-80

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, on this 28th day of February 2005, 2005, I, MARIA LYNN NICOL n/k/a MARIA LYNN POEHL, a now married woman, as Grantor, and MARIA LYNN POEHL, a married woman, as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 357 ON THE PLAN OF FORREST VIEW PARK, SECTION II, OF RECORD IN BOOK 3842 PAGE 238, SAID REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SOURCE OF TITLE: DOCUMENT NO.: 20020702-0079107 (RECORDED 07/02/02)

Property Address: 2917 Anderson Road, Nashville, TN 37217

Derivation Clause
The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded 7-2-02 as document no. 20020702-0079107 in the Register's Office of Davidson County, TN.

Witness my hand this the 28th day of February 2005

Maria Lynn Poehl
MARIA LYNN POEHL

a/k/a Maria Lynn Nicol
f/k/a MARIA LYNN NICOL

STATE OF TENNESSEE }
COUNTY OF _____ }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named MARIA LYNN POEHL f/k/a MARIA LYNN NICOL, the bargainor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 28th day of February, 2005.

Rebeca Pryor 12-01-08
Notary Public My Commission expires:

I hereby swear or affirm that to the best of affects knowledge, information and belief that actual consideration for the transfer is $ -0-.

Maria Lynn Poehl
Affiant's Name

Subscribed and sworn to before me this the 28th day of February 2005.

Rebeca Pryor 12-01-08
Notary My Commission expires:

REBECA PRYOR NOTARY PUBLIC STATE OF TEXAS EXPIRES 12-01-2008

REBECA PRYOR NOTARY PUBLIC STATE OF TEXAS EXPIRES 12-01-2008

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.