Return to:

Mortgage Information Services, Inc.
2889 N. Commerce Parkway
Miramar, FL 33025

This instrument prepared by:
Sally Spencer
3376 Ivy Point Rd.
Goodlettsville, TN 37072

Owner/Responsible Taxpayer
Daniel Spencer
3376 Ivy Point Rd.
Goodlettsville, TN 37072

Map/Parcel No.: 11-00-16

Davidson County DEEDQC
Recvd: 03/15/05 10:44 2 pgs
Fees:12.00 Taxes:0.00
20050315-0028338

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 9th day of February, 2005, by and between Daniel G. Spencer, Jr. a/k/a Daniel Spencer, an unmarried man, and Sally Spencer, a married woman, joined by her husband Daniel G. Spencer, Sr., whose address is 3376 Ivy Point Rd., Goodlettsville, TN 37072 party of the first part, and Daniel G. Spencer, Jr. an unmarried man, whose address is 3376 Ivy Point Rd., Goodlettsville, TN 37072 party of the second part,

WITNESSETH: That for NO CONSIDERATION, the said party of the first part does hereby quitclaim and convey unto the said party of the second part, all right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SITUATED IN THE 10TH CIVIL DISTRICT COUNTY, TENNESSEE AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF GREER ROAD, AT THE JUNCTION OF IVY POINT ROAD; THENCE WITH THE CENTERLINE OF GREER ROAD, SOUTH 5 DEG. WEST 390.3 FEET TO A CONCRETE POST, OPPOSITE A GUM TREE, BEING THE NORTHEAST CORNER OF THE BINKLEY TRACT; THENCE WITH BINKLEY'S NORTH LINE, SOUTH 85 DEG. 34' WEST 369.8 FEET TO THE CENTER OF IVY POINT ROAD; THENCE WITH THE CENTER OF IVY POINT ROAD, AROUND CURVE OF SAID ROAD, 636 FEET TOT THE CENTER OF GREER ROAD AT THE JUNCTION OF IVY POINT ROAD, AT THE POINT OF BEGINNING, CONTAINING 3 ACRES, MORE OR LESS.

Being the same property conveyed to Daniel Spencer and wife, Sally Spencer by Deed from Oscar Torkelson and wife, Laura Torkelson of record in Instrument No. 20001012-0101478 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 3376 Ivy Point Rd., Goodlettsville, TN 37072

WITNESS the hand and seal of the party of the first part the day and year first above written.

Daniel G Spencer Jr a/k/a Daniel Spencer

DANIEL G. SPENCER, Jr. a/k/a DANIEL SPENCER

SALLY SPENCER

DANIEL G. SPENCER, Sr.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Renee Pierce, a Notary Public in and for said County and State, Daniel Spencer and Daniel G. Spencer, Sr. and Sally Spencer the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of February, 2005

NOTARY STAMP/SEAL

NOTARY PUBLIC Renee Pierce

Notary Commission Expires: 1-28-06

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Subscribed and sworn to before me this the 9th day of February, 2005

DANIEL G. SPENCER, Jr.

Notary Public Renee Pierce

My Commission Expires: 1-28-06

(Affix Seal)