QUITCLAIM DEED

P-MCA-05-0255

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-6-06

(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDQC
Recvd: 04/07/05 13:58 2 pg
Fees:12.00 Taxes:0.00

20050407-0038418

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Drive, Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Garrett	Mortgage Co. of America	
(NAME)	(NAME)	
255 Cherokee Rd.	2416 21st Ave So. Ste 202	19-103.08-0-210.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Angela Smith HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Jennifer Garrett and Christy Ikner HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 42 of Block L, on the Plan of Cherokee Park, Section 3, of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

Beginning at a point on the westerly margin of Cherokee Road at the common corner of Lot Nos. 41 and 42; thence with the line between said two lots, westwardly 154.84 feet to a point; thence northwardly along the westerly line of said Lot No. 42, 58 feet to a point which is 8.51 feet southeasterly from the southern boundary line of the right-of-way of the Nashville, Chattanooga and St. Louis Railroad; thence eastwardly 92.4 feet to a point which is at right angles 62.4 feet from the southerly line of said Lot No. 42; thence eastwardly 30.7 feet to a point; thence continuing in the same direction, 34.8 feet to a point which is 6 feet from the Northeast corner of said Lot No. 42; thence southwardly along the westerly margin of Cherokee Road, 59.20 feet to the beginning.

Being the same property conveyed to Angela Smith, Christy Ikner, and Jennifer Garrett, by deed from G. Michael Yopp, Trustee, dated April 20, 2004 and filed of record as Instrument No. 20040428-0048161, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 255 Cherokee Rd., Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 30th day of March, 2005.

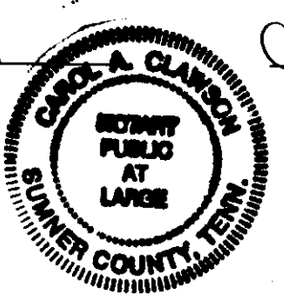
Angela Smith

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, CAROL A. CLAWSON, a Notary Public in and for said County and State, the within named Angela Smith the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2005.

My Commission Expires 6-6-06



Carol A. Clawson
Notary Public