This Instrument Prepared By and Returned To:
Accurate Title & Escrow, Inc.
181 East Main Street
Hendersonville, TN 37075

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Prentice R. Morgan	Franklin American Mortgage	62-02-A-110.0000
3005 Delta Queen Drive	214 Overlook Court, Suite 150	
Hendersonville, TN 37075	Brentwood, TN 37027	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Leah M. Fowler, A/K/A Leah Marie Morgan, a single person does hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto Prentice R. Fowler, a single person, his heirs and assigns, in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 110, on the Plan of River Trace Estates, Phase I, Section II, of record in Book 6900, page 741, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leah M. Fowler and Prentice R. Morgan by Warranty Deed dated October 27, 1997 and filed of record in Book 10661, page 840, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property known as: 3005 Delta Queen Drive, Nashville, TN 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on the 20th day of April, 2005.

Leah Marie Morgan

Leah Marie Morgan A/K/A Leah M. Fowler

Davidson County DEEDQC
Recvd: 04/26/05 08:28 2 pg
Fees:12.00 Taxes:0.00
20050426-0046001

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 Leah Marie Morgan A/K/A Leah M. Fowler, a single person with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of ~~March~~ April, 2005.

NOTARY PUBLIC

My Commission Expires: 1/17/07

TERESA STRICKLAND NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE)
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is NONE per Final Decree of Divorce.

(Affiant)

Subscribed and sworn to before me, this 20th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 1/17/07

TERESA STRICKLAND NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires