Prepared by:

Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE

COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $. 69,800.00

James D. Huggins
Affiant

Subscribed and sworn to before me this day of .

Brenda Edwards
~~Notary Public~~ Deputy Register
~~My commission expires~~

Davidson County DEEDQC
Recvd: 05/02/05 09:25 1 pg
Fees:13.00 Taxes:258.26

20050502-0048243

Address of New Owner:	Send Tax Bills to:	Tax Information:
James D. Huggins	New Owner	69-15-07.00
(Same)	(2313 Milton Dr. Nash. Tn. 37216)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Marty Penix, by these presents, quitclaim and convey unto James D. Huggins, all of right, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot Number 2, Hydes Ferry Park Subdivision of record in Book 2330, Page 110, Register's Office for said county. Said Lot Number 2 fronts 118 feet on the Northerly side of Emerald Drive and runs back 303 feet on the Westerly line and 360.4 feet on the Easterly line to a dead line measuring 131.2 feet thereon.

Being the same property conveyed to Marty Penix by deed from Robert M. Wilson, Jr., Successor Trustee, of record in Instrument No. 20050428-0047410, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property located at 1625 Emerald Drive, Nashville, TN 37218.

Witness my hand this 28 day of April, 2005.

Marty Penix

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Marty Penix, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 28 day of April, 2005.

Jodi S. Bentley
Notary Public

My commission expires: 4-18-09

NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY JODI S. BENTLEY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAMINATION WAS MADE.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED