Send Tax Statements To:
New Owners

Mary Ann Conklin
1798 DeWinton Place
Lawrenceville, GA 30043

This Instrument Prepared By:
Law Offices Of: William P. Nelms
120 E. Main Street, Third Floor
Murfreesboro, TN 37130

From Information Furnished By
The Parties
Part of Map 174; Parcel 18

Davidson County DEEDQC
Recvd: 05/05/05 10:15 3 pgs
Fees:17.00 Taxes:0.00
20050505-0050552

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), and other good and valuable considerations, including the forgiveness of debt, I, the undersigned, **JOHN ORTIZ**, an unmarried person, transfer and convey to **MARY ANN CONKLIN**, a married person, her heirs and assigns, forever, all of my right, title and interest, if any, in and to that certain parcel of real estate located in the 5th Civil District of Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

BEING Lot "L" on the survey made by E.L. Miller, Jr. & Co., October 29, 1965. Said Lot "L" is described as follows:

BEGINNING at a point in the center of Cane Ridge Road, said point being S 13° 40' E, 120 feet from the southwest corner of the property conveyed to Kenneth Earl Morrell and wife, of record in Book 4016, Page 586, Register's Office for said County; thence, S 80° 00' W, 713.7 feet; thence N 4° 45' E, 175 feet to an iron pin; thence N 71° 30' E, 328.4 feet to an iron pin; thence N 72° 00' E, 329.4 feet to the center of Cane Ridge Road; thence with the center of the same S 13° 40' E, 264 feet to the beginning, containing 3.4 acres, more or less.

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. Grantees understand and acknowledge that pursuant to restrictions as of record in Book 4033, Page 370, that no resubdividing of tracts will be permitted until Petition of Consent has been signed by all of the other property owners of the survey plan and understand that this conveyance may be subject to such consent.

BEING the same one-half (1/2) interest conveyed to Mary Ann Conklin and John Ortiz by Quitclaim Deed dated December 30, 2004, of record under reference number 20050104-0001270, Register's Office of Davidson County, Tennessee, and the interest conveyed by deed dated February 13, 2005, of record under reference number 20050311-0027252, of the Register's Office of Rutherford County, Tennessee.

WITNESS MY HAND, this the 27th day of April, 2005.

JOHN ORTIZ

STATE OF ALABAMA)
)
COUNTY OF ETOWAH)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JOHN ORTIZ**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27 **day of April, 2005.**

NOTARY PUBLIC
Commission Expires: 5-8-2007

MARILEE S. HICKMAN
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 5-8-2007

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me, this the 27 day of April, 2005.

NOTARY PUBLIC
Commission Expires: 5-8-2007

MARILEE S. HICKMAN
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 5-8-2007

Deeds: Conklin,QCD