THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
One Belle Meade Place
4400 Harding Road, Suite 101
Nashville, Tennessee 37205
(615) 777-5400

Davidson County DEEDQC
Recvd: 06/01/05 10:45 3 pgs
Fees:17.00 Taxes:0.00

20050601-0061522

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $$ NONE--
Victoria H McGuigan
Affiant
Subscribed and sworn to before me, this 1 day of June, 2005.
Martha Smithbrook
Notary Public
My Commission Expires: AT LARGE
My Commission Expires May 24, 2008

NOTARY PUBLIC DAVIDSON COUNTY

Address of new owner:

Patrick J. McGuigan
74 Wyn Oak
Nashville, Tennessee 37205

Send Tax Bills to: SAME

Map-Parcel Numbers

Map 104-6
Parcel 186

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Victoria H. McGuigan, who is one and the same person as Vickie H. McGuigan, hereinafter called the Grantor, hereby remise, release and quitclaim unto Patrick J. McGuigan, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this _____ day of June, 2005.

Victoria H. McGuigan

Victoria H. McGuigan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victoria H. McGuigan, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of June, 2005.

Martha Littlefield

Notary Public

MARTHA LITTLEFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: My Commission Expires May 24,2008

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. # 4 on the Map of Bransford Realty Company's West End Avenue Place, of record in Book 332, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vickie H. McGuigan by deed from Sara Damaris Lumsden of record in Book 11085, page 469, Register's Office for Davidson County, Tennessee.

This is improved property known as 3207 West End Avenue, Nashville, Tennessee 37203.