THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24229-05-2005** **file box 9b**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 25th day of May, 2005. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Charles F. Maguire and Roberta D. Maguire 217 Kensington Park Nashville, TN 37215	New Owner	Map No.117.13-0B Parcel No. 109.00 CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Charles Maguire and Roberta Maguire as trustees of the Charles Maguire and Roberta Maguire, Living Trust Revokable, ("Grantor"), does hereby quitclaim, transfer and convey unto Charles F. Maguire and wife, Roberta D. Maguire, ("Grantee"), their heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 217 Kensington Park, Nashville, TN, 37215.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2005.

Charles Maguire as Trustee
Charles Maguire, as Trustee

Roberta Maguire, as Trustee
Roberta Maguire, as Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Charles Maguire, Trustee and Roberta Maguire, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2005.

Davidson County DEEDQC
Recvd: 06/02/05 15:55 2 pgs
Fees:12.00 Taxes:0.00
20050602-0062769

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Phase One Abbottsford as of record in Plat Book 6250, page 419 thru 421, amended in Book 6771, page 683 and Book 6800, page 164, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Maguire and Roberta Maguire, Living Trust Revokable by quitclaim deed dated 7/23/2003 from Charles Maguire and Roberta Maguire of record in Instrument No. 20030813-0116526, Register's Office for Davidson County, Tennessee.