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 AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE Notary Public My Commission Expires:

Davidson County DEEDQC
Recvd: 08/02/05 15:59 2 pgs
Fees:12.00 Taxes:0.00

20050602-0062771

QUITCLAIM DEED

Address New Owner: Charles F. Maguire, Trustee and Roberta D. Maguire, Trustee 217 Kensington Park Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** 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 F. Maguire and wife, Roberta D. Maguire ("Grantor"), do hereby quitclaim, transfer and convey unto Charles F. Maguire Trustee of the Charles F. Maguire Revocable Living Trust, as an undivided one-half interest, and Roberta D. Maguire, Revocable Living Trust, as an undivided one-half interest ("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 F. Maguire,

Roberta D. Maguire,

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 F. Maguire, and Roberta D. Maguire, 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.

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 F. Maguire and Roberta D. Maguire, by quitclaim deed dated 5/25/2005 from Charles Maguire and Roberta Maguire as Trustees of the Charles Maguire and Roberta Maguire Living Trust Revokable of record in Instrument No. ~~#~~ _____, Register's Office for Davidson County, Tennessee.

20050602-0062769