This Instrument Prepared by:
J. ROBIN MCKINNEY, JR.
Jackson, Kweller, McKinney, Warden & Hayes
214 Second Avenue, North, Suite 103
Nashville, Tennessee 37201
THIS INFORMATION WAS PROVIDED BY THE PARTIES AND NO WARRANTY IS GIVEN.

Davidson County DEEDQC
Recvd: 06/15/05 14:09 2 pg
Fees:12.00 Taxes:0.00
20050615-0068559

The actual consideration or value whichever is greater for this transfer is $ -0-.

B. Allen McSwiney Jr.
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of June, 2005.

Florence Natcher Hayes
NOTARY PUBLIC
My Commission Expires: My Commission Expires JAN. 28, 2006

FLORENCE NATCHER HAYES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Janice H. McSwiney 726 Harpeth Parkway West Nashville, TN 37221	Bank of America Home Focus 6053 Fashion Square Drive Murray, UT 84107	~~142-12~~ 142-14 ~~10~~ 12

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the Final Decree of Divorce, B. Allen McSwiney, Jr., by these presents, does hereby quitclaim and convey unto to Janice H. McSwiney, individually, all right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, pages 93 and 94, Register's Office for said County.

Said Lot No. 72 fronts 90 feet on the northerly side of Harpeth Parkway West and extends back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Charles N. Scarborough and wife, Rachel A. Scarborough, by deed from Benjamin C. Hall, an unmarried person, of record in Book 5009, page 68, Register's Office for Davidson County, Tennessee. Being the same property conveyed to B. Allen McSwiney and wife, Janice H. McSwiney, by deed from Charles N. Scarborough and wife, Rachel A. Scarborough, of record in Book 5230, page 112, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is improved property known as: 726 Harpeth Parkway West, Nashville, Tennessee.

Witness my hand this 1st day of June, 2005.

B. Allen McSwiney Jr.
B. Allen McSwiney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, B. Allen McSwiney, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1ST day of June, 2005.

Florence Natcher Hayes
NOTARY PUBLIC
My Commission Expires My Commission Expires JAN. 28, 20[illegible]

FLORENCE NATCHER HAYES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.