This instrument prepared by:
BOBBY D. DAVIS, Attorney at Law, 101 Shepherd Hills Drive, Madison, Tennessee 37115

ADDRESS NEW OWNER:
Tonya Rene Durant
1419 Woodland Street
Nashville, Tennessee 37206

Davidson County DEEDQC
Recvd: 06/16/05 10:09 2 pgs
Fees:12.00 Taxes:0.00
20050616-0068937

SEND TAX BILLS:
Same

Map: ~~83 9~~
Parcel: 407

QUITCLAIM DEED

THIS INDENTURE made this 19th day of May, 2005, between **Derek B. Schmidt** (hereinafter referred to as "Grantor"), and **Tonya R. Durant** (hereinafter referred to as "Grantee"),

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have bargained, sold, remised, released, and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto Tonya R. Durant, her heirs and assigns, his interest in the following described property, to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 10 on the Plan of the Subdivision of A. V. S. Linsley Subdivision of 29 Acre Tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
>
> **BEING** the same property conveyed to Tonya R. Durant and Derek B. Schmidt, of record in Instrument Number 20000407-0035161, said Register's Office.

All estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to therein. Whenever in this instrument at a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This deed is prepared solely on the basis of information furnished. No legal advice is being given to the parties hereto. This deed contains no warranties of title, either expressed or implied. This deed shall only convey the interest owned by the Grantor herein, but not further and shall be subject to any and all claims, obligations and impediments of title that may exist. We do hereby disclaim any knowledge or liability for claims that may be had by persons or entities other than the Grantor herein.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on the day and year first above written.

DEREK B. SCHMIDT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for said County and State appeared, **Derek B. Schmidt**, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me, this the 19th day of Jan, 2005.

NOTARY PUBLIC

My Commission Expires: 1/26/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Be the actual consideration or value, whichever is greater, for this transfer is **$0.00**.

AFFIANT

Sworn to and subscribed before me, this the 11th day of Jan, 2005.

NOTARY PUBLIC

My Commission Expires: 1/26/08