OWNER:

Steven Craig Boyatt
1107 Waggoner Court W.
Nashville, TN 37214

SEND TAX BILLS TO:

Washington Mutual Home Loans
P.O. Box 79035
Phoenix, Arizona 85062

THIS INSTRUMENT PREPARED BY:

Gloria Jean Evins, B.P.R. # 14836
Attorney at Law
207 S. College Street
Lebanon, TN 37087
(615) 444-1199

Davidson County DEEDQC
Recvd: 06/27/05 11:02 2 pgs
Fees:12.00 Taxes:0.00
20050627-0073415

Map 108-3 Group _____ Parcel 169

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of outstanding debt on said property, we, Larry Allen and Sue Francis Allen, parents and the sole heirs of the estate of Eric Allen, hereinafter called the Grantors, have bargained and sold, and by these presents do quitclaim and convey unto Steven Craig Boyatt, his heirs and assigns, all of our right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, bounded and described as follows to-wit:

BEING Lot No. 147-B, Zone Lot Division, Section Six, Patio Villa, of record in Plat Book 6250, Pages 570-571, amending Plat Book 6250, Page 489, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Eric Allen by warranty deed from Edna S. Melton on July 1, 2003, and recorded in Instrument 20030703-0092507, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6555, Page 578, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2004 and 2005 taxes, which have been assumed by the Grantee; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 489, and amended in Book 6250, Pages 570-571, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY

KNOWN AS 1107 WAGGONER CT. W, NASHVILLE, TENNESSEE 37214.

TO HAVE AND TO HOLD said property, together with all appurtenances and improvements thereunto belonging, unto the said Steven Craig Boyatt, his heirs and assigns, in fee simple, forever.

WITNESS OUR SIGNATURES on this the 18th day of May, 2005.

Larry Allen

Sue Francis Allen

STATE OF Michigan

COUNTY OF Oakland

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named Larry Allen and Sue Francis Allen, with whom I am personally acquainted, and who acknowledged to me that they executed the within and foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 18th day of May, 2005.

SUSAN KAREN DODD
NOTARY PUBLIC STATE OF MICHIGAN
ACTING IN OAKLAND COUNTY
MY COMMISSION EXP. JAN. 14, 2012

NOTARY PUBLIC
My Commission Expires: 1-14-2012

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

Affiant

SWORN TO AND SUBSCRIBED ~~before me~~, this the 24th day of May, 2005.

CELESTE RIVERS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC
My Commission Expires: 3/9/08

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLORIA JEAN EVINS, ATTORNEY AT LAW SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.