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. 24773-10-2005** **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 13th day of October, 2005. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT 22 2007

QUITCLAIM DEED

Address New Owner: Kimberly M. Jeffries 917 Fairwin Avenue Nashville, TN 37216	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.072.09-0 Parcel No. 268.00

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, Oscar Jefferies("Grantor"), does hereby quitclaim, transfer and convey unto Kimberly M. Jeffries, unmarried, ("Grantee"), his 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 917 Fairwin Avenue, Nashville, TN, 37216.

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 13th day of October, 2005.

Oscar Jeffries

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 13th day of October, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT 22 2007

Davidson County DEEDQC
Recvd: 10/24/05 14:03 2 pgs
Fees:12.00 Taxes:0.00

20051024-0128189

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Eskridge Subdivision of Part of the W. B. Franklin property as of record in Plat Book 547, page 52, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Oscar Jeffries by deed dated October 24, 1997 from Felton Ward and wife, Andrea Ward of record in Book 10664, page 15, Register's Office for Davidson County, Tennessee. Oscar Jeffries has since conveyed a one-half interest in said property to Kimberly Michelle Jeffries by quit-claim deed of record in Book 11452, page 229, Register's Office for Davidson County, Tennessee.