QUITCLAIM DEED

FROM: MICHAEL GUILBAULT

TO: MELISSA GUILBAULT

Davidson County DEEDQC
Recvd: 11/28/05 09:34 3 pgs
Fees:17.00 Taxes:0.00

20051128-0142446

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Dollar ($1.00).

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
Melissa Guilbault
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 28 DAY OF Nov 20 05
Deputy Register

THIS INSTRUMENT WAS PREPARED BY:

Katie Hagan
Attorney at Law
117 Union Street
Nashville, Tennessee 37201
(615) 255-9595

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO:**
Melissa Guilbault 1048 Jackson Valley Road Hermitage, TN 37076	Melissa Guilbault 1048 Jackson Valley Road Hermitage, TN 37076	MAP: 86-7 PARCEL: 43

KNOW ALL MEN BY THESE PRESENTS that I, Michael Guilbault, hereinafter "Grantor"), for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Melissa Guilbault, her heirs, successors and assigns, all their right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 27 on the Plan of Jackson's Retreat, Phase 1, Section 2, as of record in Book 5200, page 334 and 335, amended in Book 5972, page 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.
>
> Being the same property conveyed to Michael Guilbault and wife, Melissa Guilbault, by Warranty Deed from Vicky L. Hall, unmarried, dated December 17, 2003 of record as Instrument No. 20040106-0001991, Register's Office for Davidson County, Tennessee.

This conveyance and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 22 day of November, 2005.

Michael Guilbault
MICHAEL GUILBAULT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Guilbault, Grantor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 22 day of November, 2005.

Notary Public
My Commission Expires:

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2006

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409(a)(3)(E).

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES: 3-13-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Guilbault (NAME)	Franklin American Mortgage Co. (NAME)	MAP 086-07-0
1048 Jackson Valley (ADDRESS)	501 Corporate Centre Dr., S. 400 (ADDRESS)	PARCEL 043.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Vicky L. Hall, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Guilbault and wife, Melissa Guilbault

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Jackson's Retreat, Phase 1, Section 2, as of record in Book 5200, page 334 and 335, amended in Book 5972, page 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Vicky L. Hall by Warranty Deed from Kerry D. Rice and wife, Terri M. Rice, dated June 30, 1986, of record in Book 6904, Page 344, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 01/06/04 12:40 2pgs
Fees:13.00 Taxes:416.25

20040106-0001991

This is unimproved ( ) improved (X) property, known as 1048 Jackson Valley, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of December 2003

Vicky L Hall

Vicky L Hall