QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **Shawn M. Johnson** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Portia B. Simmons** all his/her right, title, and interest to the following described real estate, located in **Davidson County, Tennessee**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of Phase 1, Kimbolton of record in Book 6900, at pages 276-278 as amended in Book 7577, Page 553, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shawn M. Johnson by deed of record from Andre Babkowski and wife, Ann Babkowski recorded in Book 10334, page 237, Register's Office for Davidson County, Tennessee.

Information based on the information provided by the parties.

IN TESTIMONY WHEREOF he/she has (we) hereunto set his/her hand(s) and seal(s) this 3rd day of November, 2005.

Shawn M Johnson

Shawn M. Johnson

Davidson County DEEDQC
Recvd: 01/12/06 08:42 2 pgs
Fees:12.00 Taxes:0.00

20060112-0004609

STATE OF TENNESSEE **County of Davidson**

On the 3rd day of **November, 2005,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Shawn M. Johnson** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 3rd day of **November, 2005**

MY COMMISSION EXPIRES: May 23, 2009

My Commission Expires:_____

Notary Public

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn and subscribed to me this **3rd** day of November, **2005**

The actual consideration for this transfer is –0-

Amy Waddey

Affiant

Witness my hand and official seal this 3rd day of **November, 2005**

MY COMMISSION EXPIRES: May 23, 2009

My Commission Expires:_____

Notary Public

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn and subscribed to me this **3rd** day of November, **2005**

Prepared by: Pinnacle Title & Escrow, LLC at 2109 Buena Vista Pike, Nashville, TN 37218

Tax Parcel Number 53-13-86

Improved property known as/Address of owner: Portia B. Simmons, 308 Chesterfield Circle, Madison, TN 37115

Send Tax Bills to: Portia B. Simmons, 308 Chesterfield Circle, Madison, TN 37115.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Creekside Subdivision, of record in Plat Instrument No. 200401220008741, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Instrument No. 2003053000073137, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement Easements of record in Deed Instrument No. 200203070028888, of the said Register's Office. Said easements have not been violated to date and any further violation thereof will not cause a forfeiture or reversion of title.

Being the same property conveyed to Shawn M. Johnson from Joenequa D. Campbell, an unmarried woman, by Quitclaim Deed dated December 2, 2004 and filed for record December 6, 2004, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed of record in Instrument No. 20040913-0110007, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Portia B. Simmons, by marital rights, and further agrees to relinquish those rights to Shawn M. Johnson, by the recording of this Quitclaim Deed in the Register's Office for Davidson County, Tennessee.