Recording requested by:
Advanced Title & Escrow
450 Professional Park Drive
Suite E
Goodlettsville, TN. 37188

and when recorded, please return this deed and tax statements to:
Advanced Title & Escrow
450 Professional Park Drive # E
Goodlettsville, TN. 37188

Escrow No.:05-110028
Map 053-06-0-A Parcel 84

Title Order No.:

Davidson County DEEDQC
Recvd: 01/13/06 13:53 2 pg:
Fees:12.00 Taxes:0.00

20060113-0005540

For recorder's use only

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on January 12, 2006, between Kenneth David Davis ("Grantor") whose address is 2160 Riverway Drive Old Hickory, TN. 37138 Kenneth David Davis and Virginia A. Davis ("Grantee") whose address is 2160 Riverway Drive Old Hickory TN. 37138.

FOR A VALUABLE CONSIDERATION, in the amount of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the City of Old Hickory, County of Davidson, State of Tennessee described as follows:

Land in the Davidson County, Tennessee, Being Lot No. 84 on the Plan of Waterford, Phase 2, as of record in Plat Book 7900, page 412, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth David Davis by Quit Claim from De'Ona Faye Davis recorded 5/28/03 at 1:23pm in instrument # 20030528-0072062. being the same property conveyed to Lydia M. Wars, unmarried, and Ruth M. Jacks, unmarried, from Lydia M. Wars, unmarried, by Quit Claim Deed recorded 6/14/00, at1:12 pm in Instrument Number 200006140059464 and further from Ruth M. Jacks, unmarried, to Kenneth Davis and Deona Davis, Husband and Wife, by Warranty Deed dated March 28, 2000, and recorded June 15, 2000, at 3:34 pm in Instrument No. 200006150059917 in the Register's Office of Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan , and to applicable easements and restrictions of record

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

~~TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any right or title to the property described above, or any of the buildings, appurtenances and improvements thereon.~~

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on January 12, 2006.

Kenneth David Davis

State of Tennessee
County of Davidson } ss.

On January 12th, 20,06 before me, James T Sears,
personally appeared Kenneth David Davis personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary Public

James T. Sears
Printed Name of Notary

My commission expires:

NOTARY SEAL

JAMES T SEARS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
COMM. EXPIRES JULY 21, 2007