THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

This instrument prepared from
Information furnished by the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF January, 2006.

Notary Public
My Commission Expires: 3/3/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FROM:
Elizabeth G. Bailey

TO:
John M. Bailey

ADDRESS OF NEW OWNER:
John M. Bailey
5220 Starwind Point
Hermitage, TN 37076

SEND TAX BILLS TO:
American Home Mortgage
7142 Columbia Gateway Drive
Columbia, MD 21046

MAP-PARCEL NO.:
MAP #98
GROUP 9-O-A
PARCEL #64 CO

QUITCLAIM DEED

FOR AND IN 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, Elizabeth G. Bailey, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto John M. Bailey, unmarried, hereinafter called the GRANTEES, their heirs and assigns all their right, title, and interest in and to that certain tract or parcel of land described as follows, to wit:

BEING Lot No. 157, on the Plan of Phase 3B, Lakeshore, of record in Plat Book 7900, Page 677, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to John M. Bailey, a married person, and wife, Elizabeth G. Bailey by deed of record in Book 9895, Page 695, Register's Office for said County, dated December 19, 1995.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

The street address of the Real Property is 5220 Starwind Point, Hermitage, TN 37076,
____ Unimproved/ __X__ Improved real property.

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.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 17th day of January, 2006.

GRANTORS -

Elizabeth G Bailey
By: Elizabeth G. Bailey

Davidson County DEEDQC
Recvd: 01/24/06 11:24 1 pg
Fees:12.00 Taxes:203.50
20060124-0009065

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 Elizabeth G. Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of January, 2006.

My Commission Expires: 11/22/2008 Patricia L. Kemp
Notary Public

PATRICIA L. KEMP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

mcqcd

FILE BOX 45