THIS DOCUMENT PREPARED BY (AND
AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02770

Davidson County DEEDQC
Recvd: 02/07/06 12:05 2 pgs
Fees:12.00 Taxes:0.00
20060207-0015119

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QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT HAS NOT CONDUCTED AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS AS TO THE ACCURACY OF THE DESCRIPTION, STATUS OF TITLE, NOR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jan Freitag, unmarried**, hereinafter referred to as Grantor, does hereby bargain, sell, remise, release, quit claim and convey unto **Jan Freitag, a single person and James A. Fuller, a single person, as Joint Tenants with the Right of Survivorship, and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 4 in the Subdivision of 4.52 acres owned by Chester Maxwell, described as follows:

Beginning on the northerly margin of a 18 foot road at the southeast corner of the property conveyed to Edmond Burnley and wife, of record in Book 2024, Page 480, Register's Office for said County, thence with Burnley's east line northwardly 115.3 feet thence easterly 50 feet to the corner of Lots 4 and 5 thence with the line between said lots southwardly 115.3 feet to the northerly margin of said 18 feet road, thence with said road eastwardly 50 feet to the beginning.

Being the same property conveyed to Clarence Summey, Jr. and wife, Laquita Summey by Warranty Deed from Troy Buford, unmarried, dated 05/21/04, recorded 05/24/04, as Document No. 200405240060393, Davidson County, Tennessee.

Further being the same property conveyed to Jan Freitag , unmarried from Clarence Summey, Jr. and wife, Laquita Summey by Warranty Deed , dated 12/30/05 and recorded _____, as Document No. _____, Davidson County, Tennessee.

~~Also further being the same property conveyed to Jan Freitag , a single person and James A. Fuller, a single person from Jan Freitag by Quitclaim Deed , dated 12/30/05 and recorded _____, as Document No. _____, Davidson County, Tennessee.~~

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Troy Buford, unmarried, dated May 21, 2004, and recorded May 24, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200405240060393

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. We do hereby warrant the title herein

conveyed against the lawful claims of all persons claiming the same by, through or under us, but not further or otherwise.

WITNESS Grantors' hands this 30th day of December, 2005.

Jan Freitag {Seal}

{Seal}

State of TENNESSEE
County of DAVIDSON

On this the 30th day of December, 2005, before me, the undersigned officer, personally appeared Jan Freitag, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-19-08

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Jan Freitag and James A. Fuller
735 East Main St
Hendersonville, TN 37075

Person Or Entity Responsible For Payment Of Taxes:
First Magnus Financial Corp.
7000 North MOPAC
Suite 330
Austin, TX 78731Jan Freitag

Tax Parcel ID#: 147-07-0-120.00