FROM: JOCELYN P. CHOATE, unmarried, and **VALERIE A. SULLENGER**, unmarried,

TO: R. B. YOUNG, Trustee

AND

FROM: R. B. YOUNG, Trustee

TO: VALERIE A. SULLENGER, unmarried.

QUITCLAIM DEED

THIS INSTRUMENT PREPARED WITHOUT SEARCH BY:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Valerie A. Sullenger	Chase Manhattan Mortgage	Map 51-14-0-A
2224 Golden Oak Place	5409 Maryland Way, Ste. 202	Parcel 46-CO
Madison, TN 37115	Brentwood, TN 37027	

FOR AND CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION AND FOR THE EXPRESS PURPOSE OF MAKING A RE-CONVEYANCE TO CREATE A FEE SIMPLE TITLE IN VALERIE A. SULLENGER, UNMARRIED, I, **JOCELYN P. CHOATE**, UNMARRIED, BY THESE PRESENTS DO HEREBY QUITCLAIM AND CONVEY MY INTEREST UNTO **R. B. YOUNG, TRUSTEE**, A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, HIS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO WIT:

BEING Lot No. 46, on the Plan of Oakwood Estates, of record in Instrument 200005050045404, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jocelyn P. Choate and Valerie A. Sullenger, both unmarried, by Warranty Deed from George Dunn d/b/a George Dunn Contractors, of record by document number 20031217-0180213, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants and By-Laws of record in Instrument 200007130069428 and Instrument 200010020096900, Register's Office for said County.

THIS conveyance is made subject to: (1) 2003 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 200005050045404, said Register's Office.

The above description is the same as in the prior deed of record.

This is improved property known as **2224 Golden Oak Place, Madison, TN 37115**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said **R. B. Young, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey my interest unto **Valerie A. Sullenger**, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Davidson County DEEDQC
Recvd: 02/08/06 09:37 2 pgs
Fees:13.00 Taxes:44.40
20060208-0015468

IN WITNESS WHEREOF we have hereunto set our hands on this the 8th day of February 2006.

x Jocelyn P. Choate
JOCELYN P. CHOATE

R B Young
R. B. YOUNG, Trustee

x Valerie A. Sullenger
VALERIE A. SULLENGER

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 **Jocelyn P. Choate** and **Valerie A. Sullenger**, bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of February 2006.

Linda B. Young
NOTARY PUBLIC

ROBERT B. YOUNG NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires SEPT. 30, 2006

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 **R. B. Young, Trustee**, the bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of February 2006.

Belinda A. Collins
NOTARY PUBLIC

BELINDA A. COLLINS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires MAY 23, 2009

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is: **$ 12,000.00**

Subscribed and sworn before me, this the 8th day of February 2006.

x Valerie A. Sullenger
Affiant

x Rebecca Lane Lacey
NOTARY PUBLIC

ROBERT B. YOUNG NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires SEPT. 30, 2006