This instrument prepared by and return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Map & Parcel: 148-13-117.00

Davidson County DEEDQC
Recvd: 02/28/06 13:09 2 pgs
Fees:12.00 Taxes:0.00
20060228-0022966

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, I, **Ann M. Fergus, unmarried,** have this day bargained and sold, and do hereby Quitclaim and convey unto the said **Ann M. Fergus (1/3 interest) and Tina Marie Fuhrer (1/3 interest) and Roger Allen Fergus (1/3 interest), all as joint tenants with rights of survivorship,** the Grantee herein, in fee simple, his (successors), heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in Davidson County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 51 ON THE MAP OF FAIRLAND PARK, AS OF RECORD IN BOOK 2331, PAGE 108, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 51 FRONTS 70 FEET ON THE EAST SIDE OF CROSBY LANE AND RUNS BACK BETWEEN PARALLEL LINES 153 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM M. FERGUS AND WIFE, ANN F. FERGUS BY WARRANTY DEED FROM JAMES E. PITTS AND WIFE, GLEENA C. PITTS, RECORDED JULY 9, 1969 IN BOOK 4348, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY QUITCLAIM DEED RECORDED APRIL 3, 2003 IN INSTRUMENT NO. 20030403-0044119, EXECUTED BY ANN F. FERGUS, SAID PROPERTY WAS CONVEYED FROM WILLIAM M. FERGUS (NOW DECEASED) AND WIFE, ANN F. FERGUS TO ANN M. FERGUS, UNMARRIED.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as 5004 Crosby Lane, Nashville, Tennessee 37211.

Ann M. Fergus

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ann M. Fergus**, the within named bargainor, 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, this the 21st day of February, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 21st day of February, 2006.

Notary Public

My Commission Expires: 7-29-06

New Owner:
Ann M. Fergus
5004 Crosby Lane
Nashville, Tennessee 37211

Send Tax Bills to:
NEW OWNER

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.