FILE BOX 45

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Tanika Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2006

Marie Bradford
Notary Public:

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

MARIE BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Greg Miller	Wells Fargo Home Mortgage	Map 50-11
3313 Leondale Terrace	3476 Stateview Blvd.	Group
Nashville, TN 37207	Fort Mill, SC 29715	Parcel 26

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, we

Tanika Phillips
hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Greg Miller
hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 644 on the Plan of Parkwood Estates, Section Four, of record in Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee.

Said Lot fronts 71.19 feet on the northerly side of Leondale Terrace and runs back 141.2 feet on the westerly line and 114 feet on the easterly line, to a dead line in the rear which is a broken line, on which it measures 94.6 feet.

Being the same property conveyed to Greg Miller and Tanika Phillips, both unmarried, by Trustee's Quitclaim Deed from Richard A. Northcutt, Trustee, of record in Instrument 200408040093551, said Register's Office.

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.

Unimproved ( )
This is Improved (X) property, known as 3313 Leondale Terrace, Nashville, TN 37207

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.

Witness my hand this 9th day of March, 2006.

Tanika Phillips

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 Tanika Phillips, 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 9th day of March, 2006.

My Commission Expires: 11-14-09

Marie Bradford
Notary Public

MARIE BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 03/14/06 13:35 1 pgs
Fees:12.00 Taxes:0.00
20060314-0029290