NAME AND ADDRESS OF NEW OWNERS:
Brandon S. Thomas
5405 Barton Vale Drive
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
David W. Kious, Attorney at Law
503 N. Maple Street
Murfreesboro, TN 37130

SEND TAX BILLS TO:
Same

Davidson County DEEDQC
Recvd: 03/28/06 11:04 2 pgs
Fees:12.00 Taxes:0.00
20060328-0035114

Map Par
161-140C-02000

QUITCLAIM DEED

WHEREAS, on September 30, 2002, the undersigned, James B. Schroeder and wife, Christine R. Schroeder, did convey by Warranty Deed all of their right, title and interest in and to the real property hereinafter described, to Prudential Residential Services, Limited Partnership, a Delaware limited partnership; and,

WHEREAS, said Warranty Deed was delivered to the said Prudential Residential Services, Limited Partnership and said Warranty Deed and was lost before it could be filed for record in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, on September 25, 2002, the said Prudential Residential Services, Limited Partnership did convey all of its right, title and interest in the hereinafter described real property to Brandon S. Thomas and wife, Sheryl Thomas by Warranty Deed filed for record on October 3, 2002, in Instrument Number 20021003-0120723, Register's Office for Davidson County, Tennessee; and.

WHEREAS, James B. Schroeder and wife, Christine R. Schroeder, the undersigned, wish to clarify the records in the Register's Office for Davidson County, Tennessee by executing this Quitclaim Deed to the James B. Schroeder and wife, Christine R. Schroeder to establish, of record, that, having conveyed all of their right, title and interest to Prudential Residential Services, Limited Partnership, they claim no interest in the hereinafter described property.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, James B. Schroeder and wife, Christine R. Schroeder, do hereby quitclaim, transfer and convey any and all interest which they may have in the hereinafter described property to Brandon S. Thomas and wife, Sheryl Thomas, their heirs and assigns, forever, being that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee being all of Lot No. 20 on the Plan of Final Plat, Barton Vale, of record in Book 7900, Page 639, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to James B. Schroeder and wife, Christine R Schroeder by Warranty Deed of record in Book 10764, Page 610, Register's Office for Davidson County, Tennessee and further conveyed to Prudential Residential Services, Limited Partnership by Deed dated September 30, 2002, not of record; and, being the same property conveyed from Prudential Residential Services, Limited Partnership to Brandon S. Thomas and wife, Sheryl Thomas by Warranty Deed dated September 25, 2002 and filed for record in Instrument No. 200210030120729, said Register's Office.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 14 day of March, 2006.

James B. Schroeder

Christine R Schroeder
Christine R. Schroeder

STATE OF north carolina
COUNTY wake) :ss

Personally appeared before me, a notary public in and for said county and state, James B. Schroeder and wife, Christine R. Schroeder, with whom I am personally acquainted, (or who 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, at office, this 14 day of March, 2006.

My Commission Expires:
november 20, 2010

Brandy L Majors
NOTARY PUBLIC

STATE OF TN)
~~COUNTY~~ Williamson) :ss

The consideration for this transfer is $0.00.

Natasha Billrey
AFFIANT

Sworn to and subscribed before me this 22 day of March, 2006.

My Commission Expires: 1-20-09

Lauren M Rickels
Notary Public