Davidson County DEEDQC
Recvd: 04/07/06 10:42 3 pgs
Fees:17.00 Taxes:0.00
20060407-0040309

After Recording Return To:

Escrow Closing Services, Inc.
6230 Stoneridge Mall Road
Pleasanton, CA 94588
Loan#: E0461994

This Instrument Prepared By:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
042-15-0-063-01

QUIT CLAIM DEED

New Owner/ Property Being Conveyed
Deanie Darleen Frazier &
William Wayne Frazier
310 E. Marthona Road
Madison, TN 37115

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 10th day of January, 2006, between DEANIE DARLEEN PEEK n/k/a DEANIE DARLEEN FRAZIER, a now married woman of 310 E. Marthona Road, Madison, TN 37115, hereinafter referred to as "Party of the First Part" and DEANIE DARLEEN FRAZIER and WILLIAM WAYNE FRAZIER, wife and husband, of 310 E. Marthona Road, Madison, TN 37115, hereinafter referred to as "Party of the Second Part."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

CERTAIN REAL ESTATE IN THE CITY OF MADISON, DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING IN THE 11TH CIVIL DISTRICT OF SAID COUNTY, BEING PARTS OF LOTS NOS. 172 THROUGH 176, INCLUSIVE OF BLOCK "B" ON THE UNRECORDED PLAT OF THE MAP OF MARTHONA SUBDIVISION, AND BEING

DESCRIBED ACCORDING TO AN UNRECORDED SURVEY MADE BY RALPH W. C. LAMBERT ON OCTOBER 13, 1962 AND BEING MORE PARTICULARLY DESCRIBED AS PART OF THE SAME LANDS CONVEYED TO C. E. SNOW ET UX., FROM JOHN BOGLE, BY DEED OF RECORD IN BOOK 1855, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF EAST MARTHONE ROAD (FORMERLY EZELL ROAD, EAST, 25 FEET NORTH OF AN IRON PIN AT THE NORTHEAST CORNER OF THE LANDS CONVEYED TO H. E. BRINKLEY, FROM D. H. INGLAND, A DESCRIPTION OF WHICH IS OF RECORD IN BOOK 1811, PAGE 439, SAID REGISTER'S OFFICE; THENCE SOUTH 84 DEGREES 50 MIN WEST 150 FEET TO AN IRON PIN 5 FEET NORTH OF THE NORTHERN BOUNDARY OF SAID BRINKLEY LANDS; THENCE NORTH 2 DEG 30 MIN EAST 100 FEET TO AN IRON PIN; THENCE NORTH 84 DEG 50 MIN EAST 150 FEET TO AN IRON PIN IN THE SAID WESTERLY MARGIN OF EAST MARTHONE ROAD; THENCE SOUTH 2 DEG 30 MIN WEST TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ASSOCIATES FINANCIAL SERVICES COMPANY, INC., BY DEED FROM D. W. MCMACKLIN, SUBSTITUTE TRUSTEE, OF RECORDS IN BOOK 8755, PAGE 13, SAID REGISTER'S OFFICE.

BEING THE SAME PARCEL CONVEYED TO JAMES PEEK, JR., AND WIFE, DEANIE D. PEEK FROM ASSOCIATES FINANCIAL SERVICES COMPANY, INC. BY VIRTUE OF A DEED RECORDED 12/15/92 IN DEED BOOK 8813, PAGE 714, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

PARCEL NO. 042-15-0-063-01
Property Address: 310 E. Mathona Road, Madison, TN 37115

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Deanie Darleen Frazier
DEANIE DARLEEN FRAZIER

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Deanie Darleen Frazier
DEANIE DARLEEN FRAZIER

f/k/a Deanie Darleen Peek
f/k/a DEANIE DARLEEN PEEK

STATE OF TENNESSEE }

COUNTY OF Davidson }

Subscribed and sworn to before me
this the 10th day of January, 2006.

Nola J. Harris
NOTARY PUBLIC
My Commission expires:
February 4, 2008

Nola J. Harris
Notary Public At Large
Wilson Co. Tenn.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.