QUITCLAIM DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is **$300.00**

Subscribed and sworn before me,
this the 12th day of May 2006.

Affiant

NOTARY PUBLIC
My Commission Expires SEPT. 30, 2006

My commission expires: _____

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

THIS INSTRUMENT PREPARED WITHOUT SEARCH BY:	Greg Atwood, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Zandra Y. Phillips	Franklin American Mortgage	Map 43-13
621 Forest Park Ct.	501 Corporate Centre Dr. Ste 400	Parcel 427
Madison, Tennessee 37115	Franklin, Tennessee 37067	

FOR AND IN CONSIDERATION of Three Hundred Dollars ($300.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Rex A. Leggs, unmarried, hereinafter called the grantor, do hereby Quitclaim and convey unto Zandra Y. Phillips, unmarried, hereinafter called the grantee, her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 7 of the Resubdivision of Lots 37 and 38 and part of Lots 39, 40 and 41, Block I, on the Plan of Forest Park Subdivision at Madison, Section 2, as of record in Plat Book 8250, page 869, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rex A. Leggs and Zandra Y. Phillips, both unmarried persons by deed from Terry McDonald of record in Instrument No. 200003060022383, Register's Office for Davidson County.

This is improved property known as **621 Forest Park Court, Madison, Tennessee 37115**.

Witness my hand this 12th day of May 2006.

REX A. LEGGS - Grantor

Davidson County DEEDQC
Recvd: 05/12/06 13:54 1 pgs
Fees:13.00 Taxes:1.11
20060512-0056129

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 **Rex A. Leggs**, 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 12th day of May 2006.

NOTARY PUBLIC

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

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