Davidson County DEEDQC
Recvd: 06/15/06 11:45 3 pgs
Fees:17.00 Taxes:0.00
20060615-0071371

QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 13TH day of June, 2006, by and between

LEON T. MONTAGUE, III and BARBARA CHEATHAM MONTAGUE, A/K/A BARBARA J. MONTAGUE,

Hereinafter referred to as Grantor, and

BARBARA CHEATHAM MONTAGUE, single,

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Book 6369, at page 111, Instrument Number —, of Davidson County, Tennessee.

Whenever 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, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Dana Lee Montague POA for Leon T Montague III
LEON T. MONTAGUE, III

Barbara Cheatham Montague
BARBARA CHEATHAM MONTAGUE,
A/K/A BARBARA J. MONTAGUE

Barbara J. Montague

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, LEON T. MONTAGUE, III, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 13th day of June, 2006.

Notary Public
Commission expires: March 20, 2010

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, BARBARA CHEATHAM MONTAGUE, A/K/A BARBARA J. MONTAGUE, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 13th day of June, 2006.

SYLVIA SOLORIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Commission expires: March 20, 2010

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or valuc of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Barbara Cheatham Montague
Affiant AKA Barbara J. Montague

Subscribed and sworn to before me this 14th day of June, 2006.

ERROL N. MOONEY JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public
Commission Expires 9-22-2007

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
BARBARA CHEATHAM MONTAGUE	BARBARA CHEATHAM MONTAGUE	685 Brewer Drive Nashville, TN 37211
685 Brewer Drive	685 Brewer Drive	MAP PARCEL NO.:
Nashville, TN 37211	Nashville, TN 37211	147140141

EXHIBIT A

LEGAL DESCRIPTION

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. 427 ON THE PLAN OF CANDLESTICK FARMS, SECTION IV, AS OF RECORD IN BOOK 3600, PAGE 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 3811, PAGE 978, AND BOOK 3822, PAGE 975, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM L. HOGUE AND HARRIETT D. HOGUE, HUSBAND AND WIFE, TO LEON T. MONTAGUE, III AND BARBARA J. MONTAGUE, HUSBAND AND WIFE, BY DEED RECORDED 8/17/84, IN BOOK 6369, AT PAGE 111, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Our File No. 061890 ©