QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/05/06 14:43 2 pgs
Fees:12.00 Taxes:0.00
20060705-0080346

BRAD GOODMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Melinda Scott
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 4/24/07
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Scott, II and wife, Melinda Scott	Accredited Home Lenders, Inc.	Map 94 Group 2 Parcel 82.00
1703 Sevier Street	5500 Interstate North Parkway, Suite 300	
Nashville TN	Atlanta, GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

FOR AND 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, I, WILLIAM B. SCOTT, II, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THERE PRESENTS DOES TRANFER AND CONVEY UNTO WILLIAM B. SCOTT, II AND WIFE, MELINDA SCOTT, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located at: 1703 Sevier Street, Davidson County, Nashville, TN 37228, AND:

Being Lot No. 81 on the Plan of United Electric Railway Company's Addition, as of record in Plat Book 161, Page 8, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 81 fronts 50 feet on the Northerly side of Sevier Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William B. Scott, II on May 28, 2004, by Warranty Deed from Randy Ladale Shields and filed for record on June 3, 2004, of record in Instrument No. 20040603-0065571.

This is: Unimproved ( )
Improved (X) Property, known as 1703 Sevier Street Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand this 26th day of June, 2006.

William B. Scott II
William B. Scott, II

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 William B. Scott, II, 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 26th day of June, 2006.

Notary Public

Commission Expires: 4/24/07

BRAD GOODMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.