This Instrument Prepared by:
J. ROBIN MCKINNEY, JR.
Jackson, Kweller, McKinney, Moore,
Warden & Hayes
214 Second Avenue, North, Suite 103
Nashville, Tennessee 37201
THIS INFORMATION WAS PROVIDED BY
THE PARTIES AND NO WARRANTY IS GIVEN.

Davidson County DEEDQC
Recvd: 07/18/06 10:00 2 pgs
Fees:12.00 Taxes:0.00
20060718-0086228

The actual consideration or value whichever is greater for this transfer is $ -0-.

James Boone
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of September, 2004.

KIM TEMPLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Kim Temple
NOTARY PUBLIC
My Commission Expires: 4/26/05

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Sylvia Boone 1413 Oakland Acres Madison, TN 37115	Same	51-11 96.00

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the Final Decree of Divorce, James Boone, by these presents, does hereby quitclaim and convey unto Sylvia Boone, individually, all right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Oakland Acres, Section II, of record in Plat Book 2700, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 140.0 feet on the east side of Oakland Acres Drive and extends back between lines 195.01 feet on the north line and 195.04 feet on the south line to a dead line in the rear on which it measures 140.0 feet.

Being the same property conveyed to Oscar C. Hays and wife, Challye S. Hays and David Brian Hayes, as joint tenants with the right of survivorship and not as tenants in common by deed from Susie E. Tillman and Sara Tillman Cook, unmarried persons of record in Instrument No. 200005010042518, Register's Office for Davidson County, Tennessee.

Criss Hays, spouse of David Brian Hays, conveyed all her right, title and interest in subject property to David Brian Hays by Quitclaim Deed of record in instrument number 200203110030190, Register's Office for Davidson County,

Tennessee.

Being the same property conveyed to James I. Boone, a widow, by warranty deed from Oscar C. Hays and wife, Challye S. Hays and David Brian Hays as joint tenants with the right of survivorship and not as tenants in common of record in Instrument number 20021010-0124344, Register's Office of Davidson County.

Criss Hays joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property by virtue of her marriage to David Brian Hays.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is improved property known as: 1413 Oakland Avenue, Madison, Tennessee, 37115.

Witness my hand this 14th day of December, 2004.

James Ian Boone
JAMES BOONE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES BOONE, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison Tennessee, this 14th day of December, 2004.

Kim Temple
NOTARY PUBLIC

KIM TEMPLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 1/26/05