THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
James Barry Ashton Living Trust	Same	33 -16-52
152 oakes Dr.		
Gallatin, TN 37066		

Davidson County DEEDQC
Recvd: 07/25/06 10:49 2 pgs
Fees:12.00 Taxes:0.00
20060725-0089338

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates.
PLLC.
P. O. Box 663
Gallatin, TN 37066

STATE OF TENNESSEE }
COUNTY OF SUMNER }

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 24 day of July, 2006.

SHEILA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My commission expires: 3/31/09

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, James Barry Ashton, unmarried, "Grantor" by these presents, does hereby quitclaim and convey unto James Barry Ashton, Trustee of the James Barry Ashton Living Trust,"Grantee", his/her/their successors and assigns, all of his/her/their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20, on the plan of Primrose Meadows, Section 1, as shown on plat of record in Plat Book 4675, Page 17, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James Barry Ashton and Dorothy A. Ashton, husband and wife, by deed of record in Instrument No. 200111120123919, Register's Office for Davidson County, Tennessee. The said Dorothy A. Ashton having since died, leaving said property vested in James Barry Ashton as the surviving tenant.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property, known as 193-195 & 197-199 Connare Drive, Madison, TN 37115

Witness my hand this 24th day of July, 2006

Grantor- James Barry Ashton

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, James Barry Ashton, with whom I am personally acquainted, and who acknowledged that James Barry Ashton executed the within instrument for the purposes therein contained.

Witness my hand at office this 24 day of July, 2006.

Notary Public

My Commission Expires 3/31/09.

F:\wp\Misc RE Client Docs\Ashton.qcd.wpd

SHEILA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Ref. to. Barry Jarvis