THIS INSTRUMENT PREPARED BY:
Burkhalter & Moser, PC
1230 Second Avenue South
Nashville, Tennessee 37210

Davidson County DEEDQC
Recvd: 08/03/06 15:19 2 pgs
Fees:12.00 Taxes:0.00
20060803-0095074

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Donya Staats
Affiant

Subscribed and sworn to before me, this 26th day of June, 2006 Davidson Co., Tennessee.

Notary Public

My commission expires: 9-20-08

CURREY S. MUSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

ADDRESS NEW OWNER:
Jamie Staats
4813 Peppertree Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Jamie Staats
4813 Peppertree Drive
Antioch, TN 37013

MAP/PARCEL:
Map 176-1
Parcel I 72

THIS INDENTURE, made this the 26th day of June, 2006, between , **DONYA STAATS, AMARRIED PERSON,** First Party, **and JAMIE STAATS, A MARRIED PERSON** Second parties.

WITNESSETH:

That said First Party, for and in consideration of the sum of ZERO AND NO/100ths DOLLARS ($0.00) and other good and valuable consideration to us in hand paid by Second Party, the receipt of which is hereby acknowledged, has granted, bargained sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Second Parties, the following described premises, to wit:

LOCATED in the Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 155, Section 16 on the Plan of Peppertree Forest of record in Plat Book 8250, Page 195, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

BEING the same property conveyed to JAMIE STAATS AND DONYA STAATS, both married persons by Warranty Deed dated June 26, 2006, of record at Instrument # 20060703-0079193 _____ in the Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to applicable restrictions, building set-back line, existing easements, and to all conditions as shown on the recorded map.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

And said First Party, and for his heirs, executors and administrators do hereby covenant with said Second Parties, their heirs, and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority

and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2005, which are to be prorated between the Parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The preparer of this Deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder sets his hand, and seals the day and year first above written.

Donya Staats

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Donya Staats, a married person, the within named bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this 26th day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 9-20-08

CURREY S. MUSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY