This Instrument Prepared WITHOUT TITLE SEARCH,
From Information Provided by the Parties, By:
JOHN T. GWIN, ATTORNEY AT LAW
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Maxine V. Toy
1226 Chickadee Circle
Hermitage, Tennessee 37076

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
JP Morgan Chase Bank N.A.
5409 Maryland Way, Ste. 202
Hermitage, Tennessee 37076

MAP AND PARCEL:
Map 098
Group 6-0-B
Parcel 26

Davidson County DEEDQC
Recvd: 11/08/06 13:25 2 pg
Fees:12.00 Taxes:0.00
20061108-0139054

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the love and affection which I have for the undersigned Grantee, my Spouse; and in further consideration of the execution and receipt by me of a Quitclaim Deed this date from my said Spouse, wherein she relinquishes all interest, past present or future, in my own separate residential property; and for other good and valuable considerations, the receipt of which is hereby acknowledged, I, ***Orville J. Toy***, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto ***Maxine V. Toy***, hereinafter called the Grantee, her heirs and assigns, all of my right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit A of Lot No. 55D, on the Plan of Bridgewater, Phase 1, Section "A", Villa Units, Lots 47D through 78D as shown on the Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section 1 of record in Instrument 20051122-0141076 and as shown on plat of record in Instrument 20051104-0133897 and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Maxine V. Toy by deed from Frank Batson Homes, Inc., dated October 10, 2006, as of record in Instrument 20061011-0126121, Register's Office for Davidson County, Tennessee.

This is improved property known as 1226 Chickadee Circle, Hermitage, Tennessee 37076.

This conveyance is made subject to such limitations, restrictions, encumbrances, and conditions as may affect the premises.

This instrument was prepared without title search or abstract, none having been requested, from documents and information provided by the parties. The preparer makes no warranty, and assumes no responsibility, for information and conditions which might be revealed by a title examination.

Witness my hand this the 7 day of November, 2006.

Orville J. Toy

Orville J. Toy

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Orville J. Toy***, 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 Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 9th day of November, 2006.

Patricia M. Swin

NOTARY PUBLIC

My Commission Expires: November 23, 2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

Melanie V Toy

AFFIANT

Subscribed and sworn to before me
this 9th day of November, 2006.

Patricia M. Swin

NOTARY PUBLIC

My Commission Expires: November 23, 2008