Davidson County DEEDQC
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20061204-0149427

This instrument was prepared by Travis Meeks of MEEKS & MEEKS, 137 Franklin Street, Clarksville, Tennessee 37040

NAME & PROPERTY ADDRESS OF OWNER:
Lia L. Franks
3104 Jenry Drive, Nashville, TN 37214
PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:
Lia L. Franks

ERICH V. MILLER

TO: QUITCLAIM DEED

LIA L. FRANKS

FOR A GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, ERICH V. MILLER, as GRANTOR, hereby transfers and conveys, remises, releases and forever quitclaims unto GRANTEE, LIA L. FRANKS (formerly Lia L. Miller), her heirs and assigns forever, the following described real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 131, on the Plan of Section Four, Stanford Country Club Estates, as shown by plat appearing of record in Plat Book 2900, Pages 83-84, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lia L Miller and Erich V. Miller by Warranty Deed on the 20th day of October, 2005 of record, instrument number 200510240127884, at the Register's Office for Davidson County, Tennessee, Lia L. Miller now known as Lia L. Franks.

Being the same property conveyed to Helen O. Stokes, a single person and daughter, Nancie E. Holland, single, by Warranty Deed dated January 26, 1998 of record in Book 10772, Pages 888, Register's Office for Davidson County, Tennessee, Nancie E. Holland now known as Nancie E. Poland.

Restrictive covenants of record in Book 3066, Page 219; Sanitary Sewer and/or Storm Drainage Easements of

record in Book 5180, Page 925; all matters shown on Plat of record in Plat Book 2900, Page 83-84; all in Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

IN TESTIMONY WHEREOF, GRANTOR has hereunto executed this instrument as of the 2nd day of October, 2006.

ERICH V. MILLER

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERICH V. MILLER, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 2nd day of October, 2006.

NOTARY PUBLIC

JOAN CATHERINE LILLARD ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

My Commission Expires: 4/09.

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration for this conveyance is $ quitclaim Zero.

Sworn and subscribed to before me on this the 2nd day of October, 2006.

NOTARY PUBLIC

JOAN CATHERINE LILLARD ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

My Commission Expires: 4/09.

INSTRUMENT NO.

Map & Parcel 085-11-0 004.00