THIS DOCUMENT PREPARED BY (AND
AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03408

Davidson County DEEDQC
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QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT HAS NOT CONDUCTED AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS AS TO THE ACCURACY OF THE DESCRIPTION, STATUS OF TITLE, NOR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,**Brent A Waller, single and Fancy Lynn Garrett,** hereinafter referred to as Grantor, does hereby bargain, sell, remise, release, quit claim and convey unto **Fancy Lynn Garrett** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 73 on the Map of Hargis Heights, as shown by plat of record in Book 974, Page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Fancy Lynn Lakin, dated February 15, 2005, and recorded March 1, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 200503010022189

WITNESS Grantor's hand this 14 day of October, 2006.

{Seal}
Brent A. Waller

{Seal}
Fancy Lynn Garrett

State of TENNESSEE
County of DAVIDSON

On this the 14 day of October, 2006, before me, Laura Sloan the undersigned officer, personally appeared, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed. *Brent A. Waller and Fancy Lynn Garrett

Notary Public

My Commission expires: 7-19-08

I hereby swear or affirm that the actual consideration for this transfer or the value of the property, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Fancy Lynn Garrett
2500 Stinson Rd
Nashville tn 37214

Person Or Entity Responsible For Payment Of Taxes:
Fancy Lynn Garrett
2500 Stinson Road
Nashville, TN 37214
Tax Parcel ID#: 08416010400