This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214
(615) 885-0223

Davidson County	DEEDQC
Recvd: 01/05/07 14:43	2 pgs
Fees:12.00 Taxes:0.00	
20070105-0002509	

ADDRESS NEW OWNER:
Jennifer Langton
582 Neely's Bend
Madison, TN 37115

SEND TAX BILL TO:
Owner

MORTGAGEE:
Bank of the South
551 North Mt. Juliet Rd.,
P.O. Box 1002
Mt. Juliet, TN 37121

MAP	**052-02**
GROUP	**0**
PARCEL	**216.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, **Wanda Williams,** unmarried hereinafter called the "GRANTOR", bargained and sold , and by these presents, transfer and convey all right, title and interest that they may have in and to the following described real property unto **Jennifer Langton**, married hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land located in Davidson County, Tennessee, to wit:

Lot Number 1 on the Plan of Resubdivision Lot Number 8 Giant Oak, of record in Book 6200, page 771, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wanda Williams by deed from Secretary of Housing and Urban Development dated , of record in Instrument No. 20061218-0155419, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Subject to a Deed for Trust of record in Instrument N0. 20010724-0078405 Register's Office for Davidson County, Tennessee.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is improved property known as 582 Neely's Bend, Madison, Tennessee 37115.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS hand this the 29th day of December, 2006.

Wanda Williams

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Wanda Williams, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of December, 2006.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

AFFIANT

Subscribed and sworn to before me on this 29th day of December, 2006.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007