This Instrument Prepared By:
Marshall & Associates, PLLC
Ellis H. Marshall, III
3310 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

FROM: Sheree Bennett Maggard

TO: Michael Duane Maggard

Davidson County DEEDQC
Recvd: 02/06/07 15:02 3 pgs
Fees:17.00 Taxes:0.00
20070206-0015644

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Michael Duane Maggard 2512 Mashburn Road Nashville, TN 37210	Michael Duane Maggard 2512 Mashburn Road Nashville, TN 37210	Map 119-07-0 Parcel 084.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Michael Duane Maggard
Michael Duane Maggard, Affiant

Subscribed and sworn to under oath before me this 18th day of January, 2007.

Ellis H. Marshall, III
Notary Public

My Commission Expires: 11-22-10

ELLIS H. MARSHALL, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, Michael Duane Maggard, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sheree Bennett Maggard, Grantor, does hereby quitclaim, transfer and convey to Michael Duane Maggard, all interest, right and ownership she may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 18th day of January, 2007.

Sheree Bennett Maggard

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sheree Bennett Maggard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be Sheree Bennett Maggard, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and seal this the 18th day of January, 2007.

Ellis H. Marshall, III
Notary Public

My Commission Expires: 11-22-10

ELLIS H. MARSHALL III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2010

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No.72, on the Map of Laurel Acres Subdivision, Section 11, as of record in Book 2133, page 122, said Register's Office.

Said Lot No. 72 fronts 90.3 feet on the southerly side of Mashburn Road, and runs back between two lines, 235.7 feet on the easterly side and 206.7 feet on the westerly side to a dead line in the rear measuring 69 feet thereon.

Being the same property conveyed to James W. Timmons and wife, Mary Winnie Timmons by Deed from Southern Development Company of record in Book 2336, page 219, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2298, page 5, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2133, page 122, said Register's Office.

This Deed was created with information provided by Michael Duane Maggard, and without the aid of a title search.

Being the same property conveyed to Sherie B. Maggard and husband Michael D. Maggard on instrument number 20000919 - 0093066