THIS INSTRUMENT PREPARED BY:
Sandra Sanborn
American Title, Inc.
11010 Burdette Street
Omaha, NE 68164

AFTER RECORDING RETURN TO:

AFTER RECORDING, RETURN TO:
Mail To: AMERICAN TITLE, INC.
P.O. BOX 641010
OMAHA, NE 68164-1010
ATI# 200701301056OO

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 16 day of FEBRUARY, 2007, by and between **TERESA LYNNE RUSSELL (WHO ACQUIRED TITLE AS MARRIED)**, party of the first part, and **TERESA LYNNE RUSSELL, AN UNMARRIED WOMAN,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **HERMITAGE**, County of **DAVIDSON**, State of Tennessee and being more particularly described as follows:

BEING LOT NO. 3, ON THE PLAN OF STONER MILL SECTION ONE, OF RECORD IN PLAT BOOK 6900, PAGES 824 AND 825, 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 TRACY LYNN HANSEN BY DEED FROM STEVEN JOHN HANSON DATED NOVEMBER 30, 1996, OF RECORD IN BOOK 10880, PAGE 913, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TIM PELHAM, HUSBAND OF TRACY LYNN HANSEN PELHAM, JOINS IN THIS CONVEYANCE AS AN ACCOMMODATION PARTY.

Being the same property conveyed to Teresa L. Russell, maried, by Warranty Deed from Tracy Lynn Hansen dated March 30, 2000, of record at 20000411-0036630, Register's Office for Davidson County, Tennessee.

Davidson County DEEDQC
Recvd: 02/28/07 08:24 4 pgs
Fees:22.00 Taxes:0.00
20070228-0024366

PURSUANT TO FINAL DECREE OF ABSOLUTE DIVORCE DOCKET No. 8758 FILED MAY 15, 2000 IN THE GENERAL SESSIONS COURT FOR WILSON COUNTY, TENNESSEE.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY

The property is improved with an address of: 805 STONER MILL LANE, HERMITAGE, TN 37076.

OR The property is unimproved.

Being the same property conveyed to the party of the first part by Warranty Deed Deed of record at Deed 2000041100036630 in the Register's Office of DAVIDSON County, Tennessee.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

TERESA L. RUSSELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EVERETT PARSONS (name of notary public), TERESA L. RUSSELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of FEBRUARY, 2007

Notary Public
Everett Parsons

My commission expires: 10-7-07

EVERETT PARSONS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Affiant Teresa L. Russell

Subscribed and sworn to before me this the 16 day of February, 2007

Notary Public Everett Parsons

My commission expires: 10-7-07

EVERETT PARSONS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:

076-05-0-135.00

NAME AND ADDRESS OF A PROPERTY OWNER:

TERESA LYNNE RUSSELL
805 STONER MILL LANE
HERMITAGE, TN 37076

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES

TERESA LYNN RUSSELL
805 STONER MILL LANE
HERMITAGE, TN 37076