After Recording Return To:

Lenders First Choice
Attn: Recording Dept.
3803 Parkwood Blvd. Ste 100
Frisco, TX 75034

This Instrument Prepared By:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
08301026700

QUIT CLAIM DEED

[this deed is being executed to update marital name and status]

New Owner/ Property Being Conveyed
MILLICENT S. WATKINS
1030 Petway Avenue
Nashville, TN 37206

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 20 day of March, 2007, between MILLICENT S. WATKINS, formerly known as MILLICENT S. DOZIER, a now married woman who acquired title as an unmarried woman, residing at 1030 Petway Avenue, Nashville, TN 37206, hereinafter referred to as "Party of the First Part" and MILLICENT S. WATKINS, a married woman, residing at 1030 Petway Avenue, Nashville, TN 37206, hereinafter referred to as "Party of the Second Part."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 33 ON THE SUBDIVISION OF LOT NO. 6 ON THE PLAN OF DIVISION OF THE LANDS OF JOHN HOBSON, DECEASED, NOT OF SURVEYORS, ON SEPTEMBER 3, 1937, AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF PETWAY AVENUE 659.7 FEET; MORE OR LESS, WEST OF THE SOUTHWEST CORNER OF PETWAY AVENUE AND GALLATIN ROAD, SAID POINT BEING 65.7 FEET; WEST OF THE NORTHWEST CORNER PETWAY AVENUE AND GALLATIN ROAD, SAID POINT BEING 65.7 FEET WIFE, BY DEED FROM JOHN F. LOLLAR OF RECORD IN

36-02252486

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDQC
Recvd: 04/09/07 12:31 2 pg:
Fees:12.00 Taxes:0.00

20070409-0041722

BOOK 739, PAGE 780, OF THE REGISTER'S OFFICE FOR SAID COUNTY; THENCE SOUTHWARDLY AND PARALLEL WITH ALLEY; THENCE BEARDENS'S WESTERLY LINE 158 FEET TO A POINT IN THE NORTH MARGIN OF A 13-FOOT FEET TO A STAKE; THENCE NORTHWARDLY AND PARALLEL WITH THE WESTERLY LINE OF THE BEARDEN LOT, 158 FEET TO A STAKE, THE SOUTH MARGIN OF PETWAY AVENUE; THENCE EASTWARDLY 50 FEET TO THE POINT OF BEGINNING.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MILLICENT S. DOZIER BY DEED RECORDED 06/06/90 IN BOOK 8124, PAGE 292, DAVIDSON COUNTY, TENNESSEE.

Property Address: 1030 Petway Avenue, Nashville, TN 37206

IN WITNESS WHEREOF, the said Party of the First Part has hereunto ~~set a~~ hand and seal the day and year first above written.

MILLICENT S. WATKINS

STATE OF TENNESSEE }
COUNTY OF Davidson }

On this 28 day of March, 2007, before me personally appeared MILLICENT S. WATKINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Sharon J. Buhlig
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

MILLICENT S. WATKINS

Subscribed and sworn to before me
this the 28 day of March, 2007.

Sharon J. Buhlig
NOTARY PUBLIC My Commission expires: 7/25/2009

SHARON J. BUHLIG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.