THIS DOCUMENT PREPARED BY (AND
AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15036

Davidson County DEEDQC
Recvd: 05/30/07 13:57 2 pgs
Fees:12.00 Taxes:0.00
20070530-0064178

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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, **Ella Marie Binkley, unmarried**, hereinafter referred to as Grantor, does hereby bargain, sell, remise, release, quit claim and convey unto **Ella Marie Binkley A/K/A Ella Marie Milstein,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Unit A-759 on the Plan of Emery Place, as shown by plat of record in Book 6250, Page 719, 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 warranty deed from Kent Development Corporation, dated January 29, 1993, and recorded February 1, 1993, in the Register's Office for Davidson County, Tennessee, in Book 8852, at Page 859

WITNESS Grantor's hand this 22nd day of May, 2007.

Ella Marie Binkley A/K/A Ella Marie {Seal}
Ella Marie Binkley A/K/A Ella Marie Milstein 5/22/07

State of TENNESSEE
County of DAVIDSON

On this the 22nd day of May, 2007, before me, the undersigned officer, personally appeared Ella Marie Binkley A/K/A Ella Marie Milstein, 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.



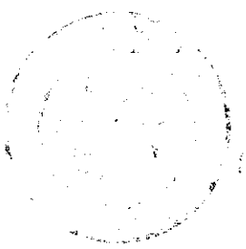
My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $ -0- which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant



My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

Name of Owner and Property Address:
Ella Marie Milstein
759 Kent Rd.
Nashville, TN 37214

Person Or Entity Responsible For Payment Of Taxes:
SunTrust Mortgage, Inc.
PO Box 57028
Irvine CA 92619-7028

Tax Parcel ID#: 096-09-0-A-759.00CO

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds