RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N15042

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. N15042

Davidson County DEEDQC
Recvd: 06/08/07 09:51 2 pgs
Fees:12.00 Taxes:0.00
20070608-0068769

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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, **Constance Mayberry, unmarried**, hereinafter referred to as Grantor, does hereby bargain, sell, remise, release, quit claim and convey unto **Constance J. Swett, unmarried,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 1 on the Plan of Whitman Meadows, of record in Plat Book 2854, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 1 fronts 165 feet on the easterly margin of Harriette Court and extends back 139.37 feet on the northerly line and 77.34 feet on the southeasterly line to a dead line in the rear, measuring 110 feet thereon.

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 quit claim deed from James Mayberry, dated August 11, 2003, and recorded October 13, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200310130151562

WITNESS Grantor's hand this 1st day of June, 2007.

Constance Mayberry N/K/A Constance J. Swett {Seal}
Constance Mayberry N/K/A Constance J. Swett

State of TENNESSEE
County of DAVIDSON

On this the 1st day of June, 2007, before me, the undersigned officer, personally appeared Constance J. Swett, 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.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

Name of Owner and Property Address:
Constance J. Swett
2806 B Harriette Court
Nashville, TN 37206
Phone: 615-862-5311

Person Or Entity Responsible For Payment Of Taxes:
American Brokers Conduit
538 Broadhollow Road
Melville, NY 11747Constance J. Swett
2806 B Harriette Court
Nashville, TN 37206

Tax Parcel ID#: 083-08-0-159.00