THIS INSTRUMENT PREPARED BY:
Omni Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return to:
Omni Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 06/29/07 16:01 1 pgs
Fees:12.00 Taxes:0.00
20070629-0078200

Address New Owners:
Roderic Sims
1505 Trailwood Court
Nashville, TN 37214

Send Tax Bills To:
NEW OWNER

Map-Parcel Nos.
108-12-0-240.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 21st day of June, 2007

Notary Public
My Commission Expires: 1-10-10

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other consideration, the receipt of all of which is hereby acknowledged, **Diana Sims**(the "GRANTOR") do hereby quitclaim, transfer and convey to **Roderic Sims , an unmarried man**("GRANTEES")all of her interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, Being Lot 95, on the Plan, Trailwood Subdivision, Section 5, of record in Plat Book 6900, Page 477 and Page 479, Register's Office for Davidson County, Tennessee to which reference is hereby made for more complete description.

Being the same property conveyed to Diana Sims, married by Warranty Deed from Charles Craig and wife, E. Ruth Craig of record in Instrument # 20030501-0058290, dated April 29, 2003 and recorded May 1, 2003, Register's Office for Davidson County, Tennessee.

THIS IS **improved** PROPERTY KNOWN AS 1505 Trailwood Court, Nashville, TN 37214

IN WITNESS WHEREOF, GRANTOR has executed this Quitclaim Deed on this 21st day of June, 2007

Diana Sims

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Gerald A. Smith Jr., A Notary Public of the state and County aforesaid, personally appeared Diana Sims, the within named bargainor, with whom I am personally acquainted (or proved to me on th e basis of satisfactory evidence), and who, acknowledged that She executed the within instrument for the purposes therein.

Witness my hand and official seal, at office in Nashville this 21st day of June, 2007

Notary Public My Commission Expires: 1-10-10

GERALD A. SMITH JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY