Quitclaim Deed

AT-20070294

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 18th day of July, 2007.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDQC
Recvd: 07/26/07 13:25 1 pgs
Fees:12.00 Taxes:0.00

20070726-0088880

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12th Avenue South, Suite 600
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Candice R. Guinn	Freedom Mortgage Corporation	160-14-0-C 037.00
737 Fox Ridge Drive	400 Interstate N Parkway, Suite 580	
Brentwood, TN 37027	Atlanta, GA 30339	

KNOW ALL MEN BY THESE PRESENTS **Charles I Guinn and Penny Guinn, husband and wife**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Candice R. Guinn, an unmarried woman**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Unit No. 737 of Brentwood Trace Condominiums Subdivision, Section III, of record in Plat Book 5200, pages 376-377, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Candice R. Guinn, a single woman and Charles I. Guinn, Jr. and Penny Guinn, husband and wife, from Peggy P. Wilburn and husband Archie Wilburn and Amber N. Wilburn by Warranty Deed dated May 10, 2006 and recorded May 11, 2006 in Instrument #20060511-0055464, simultaneously herewith, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 737 Fox Ridge Drive, Brentwood, TN 37027.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 18th day of July, 2007.

Charles I. Guinn

Penny Guinn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said county and state, the within named Charles I. Guinn and Penny Guinn, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Williamson, Tennessee, this the 18th day of July, 2007.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY