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

Davidson County DEEDQC
Recvd: 12/12/07 10:19 2 pgs
Fees:12.00 Taxes:0.00

20071212-0143145

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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, **Lauren B. Cornish**, hereinafter referred to as Grantor(s), do hereby bargain, sell, remise, release, quit claim and convey unto **Austin B. Dennison and wife, Lauren Dennison FKA Lauren B. Cornish,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

See Attached Exhibit A

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Lauren B. Cornish by virtue of a Quitclaim deed from **David W. Cornish,** dated **06/05/00,** and recorded **06/29/00, Instrument # 200006290064752,** in the Register's Office for Davidson County, Tennessee

WITNESS Grantor's hand this 19 day of November, 2007.

Lauren B Dennison {Seal}
Lauren B. Cornish NKA Lauren Dennison

State of TENNESSEE
County of DAVIDSON

On this the 19 day of November, 2007, before me, the undersigned officer, personally appeared Lauren B. Cornish NKA Lauren Dennison, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and he/she/they acknowledged that they, executed same as his/her/their free act and deed.

SYBLE COLEMAN GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Syble Coleman Garrett
Notary Public

My Commission expires: August 31, 2008

We 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

Notary Public

My Commission expires: 10-10-11

KEVIN STEINKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name of Owner and Property Address:
Lauren B. Cornish
3020 Casa Drive
Nashville, TN 37214

Person Or Entity Responsible For Payment Of Taxes:
Citimortgage Inc.
PO Box 7807
Springfield, OH 45501

Tax Parcel ID#: 108-3-94

Exhibit "A"

Being Lot No. 107-B, Zone Lot Division of Lots 42-48 & 102-107, Section Five, Patio Villa, as shown by plat of record in Plat Book 5200, Page 686, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Lauren B. Cornish by quitclaim deed from David W. Cornish, of record in Inst. No. 20000629-0064752, in the Register's Office for Davidson County, Tennessee.
Lauren B. Cornish now married and known as Lauren B. Dennison.