This Instrument Prepared by and Return to:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

Davidson County DEEDQC
Recvd: 12/21/07 15:25 2 pgs
Fees:12.00 Taxes:0.00
20071221-0146786

# QUITCLAIM DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS |
|---|---|---|
| Marty Penix | Stallings Real Estate | |
| 4250 Sweden Drive | 3735 N. Mt. Juliet Road | 75-6-25.00 |
| Hermitage, TN 37076 | Mt. Juliet, TN 37122 | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **James L. Deatrick, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Marty Penix**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 266, HERMITAGE ESTATES, SECTION II, as shown on plat of record in Plat Book 3700, Page 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James L. Deatrick, Jr. by Trustee's Deed from Aaron Squyres as Successor Trustee and Toney Brasuell as Co-Trustee, recorded on the 21st of November, 2007 in Instrument No. 20071121-0136276, in the Register's Office of Davidson County, Tennessee.

This is investment property and has never been the principal residence of James L. Deatrick, Jr.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 3700, page 23; Register's Office for said County.

Unimproved ( )
This is improved (x ) property, known as 4250 Sweden Drive, Hermitage, TN 37076.

Witness my/our hand(s) this 4th day of December, 2007.

James L. Deatrick, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James L. Deatrick, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2007.

Notary Public

My Commission Expires: 6-30-10

STATE of TENNESSEE
COUNTY of WILSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 4th day of December, 2007.

Notary Public

My Commission Expires: 6-30-10