THIS INSTRUMENT PREPARED UPON INFORMATION PROVIDED BY THE PARTIES
NO SEARCH REQUESTED

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

James N. Sullivan
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME
THIS THE 18 *DAY OF DECEMBER , 2007.*

Edith W. Floyd
NOTARY PUBLIC
MY COMMISSION EXPIRES: 05/20/2010

This instrument prepared by
Judy Schechter, Attorney at Law
112 Long Hollow Pike, Suite 206
Goodlettsville, TN 37072

Address of New Owners	Send Tax Bills To	Map Parcel #
Peggy Sullivan	same	Map 29
4001 Grays Point Road		Parcel
Joelton, TN 37080		345.00

FOR AND IN CONSIDERATION OF the sum of one dollar, cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable consideration, and in order to dissolve a tenancy by the entirety between former spouses, I, Jim Sullivan, hereinafter called "Grantor", do hereby quitclaim and by these presents do transfer and convey unto Peggy Sullivan, also known as Margaret E. Sullivan, hereinafter called "Grantee", all of my right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, to wit:

Land in the Second Civil District of Davidson County, Tennessee, more particularly described as follows:
BEGINNING at a point in Eatons Creek Road at an iron pin same being 155.00+ south of the margin of Gray's Point Road; thence N 55 deg. 14' 24" W 243'. 10 feet to an iron pin; thence North 83 deg. 28' 15" East 600.00 feet to an iron pin on the back property line of Lot 234 belonging to Joe M. Cornwell, et ux, of record in Deed Book 3924, page 244, Register's Office for Davidson County, Tennessee; thence southerly 286.10 feet to a point; thence southerly 85 deg.17' 39" East 595.85 feet to a point; thence southerly 55 deg. 14' 24" East 185.68 feet to a point in Eatons Creek Road; thence 124.22 feet along Eatons Creek Road to an iron pin being the point of beginning; all according to a survey made by the Ahler-Martin Company Surveyors dated January 31,1986, and incorporated herein by reference.

Davidson County DEEDQC
Recvd: 01/07/08 14:11 2 pgs
Fees:12.00 Taxes:0.00
20080107-0001857

Being the same property conveyed to Jim Sullivan and wife, Peggy Sullivan by Charles Larue, Jr., unmarried, bu Deed of record in Book 8800, page 995, Register's Office for Davidson County, Tennessee.

This is improved property known as 5783 Eatons Creek Road, Joelton, in Davidson County, Tennessee.

Witness my hand this 18th day of December, 2007.

Jim Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the aforesaid State and County, the within named Jim Sullivan, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 5/22/2010

EDITH W. FLOYD
NOTARY PUBLIC
STATE OF TENNESSEE
NASHVILLE
DAVIDSON COUNTY
My Commission Expires May 22, 2010