QUITCLAIM DEED

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

Madeline J Erwin
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 7th day of MAY 2008.

NOTARY PUBLIC
My Commission Expires: 3-10-2009

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 05/07/08 16:12 3 pgs
Fees:17.00 Taxes:0.00
20080507-0047368

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 2217 Old Hickory Blvd. Old Hickory TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Old Hickory Real Estate Co. 1407 Robinson Rd Old Hickory Tennessee 37138	Guaranty Trust Company 316 Robert Rose Dr. Murfreesboro, TN. 37129	053-02-0 / 53.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by OLD HICKORY REAL ESTATE COMPANY, a Tennessee Corporation and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **MADELINE J. ERWIN**, and **SARAH K. ERWIN**, the GRANTORS herein, have bargained and sold, and by these presents do transfer Quitclaim and convey unto:

OLD HICKORY REAL ESTATE COMPANY,a Tennessee Corporation, the GRANTEE herein, its successors and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

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

Being Lot No.1 as shown on the Plan of Fairway View Subdivision, of record in [plat] Book 2900, page 41, Register's Office for Davidson County, Tennessee, to which said plat, reference is hereby made for a more complete legal description.

BEING all the same property conveyed to Madeline J. Erwin by deed from William E. Flatt, Jr. Alessa Denise Powell, of record as Instrument #20060803-0094297, Register's Office for Davidson County, TN; And to Madeline J. Erwin and Sarah K. Erwin, as Joint Tenants with Right of Survivorship as shown of record in said Register's Office as Instrument #20071121-0136400.

The above description is the same as in the previous deed of record.

The herein described property is subject to the following:
2008 Property taxes are to be assumed by the GRANTEE.
Matters of record, at Book 5065, page 155, and Book 5286, page 760, RODC, TN.
Deeds of Trust recorded as Instrument #20060803-0094298 & 20060803-0094300.

This is improved property known as: 100 Newport Rd, Old Hickory TN 37138.

Witness our hands this 7th day of MAY, 2008.

Madeline J Erwin
MADELINE J. ERWIN

Sarah K Erwin by Madeline J. Erwin
SARAH K. ERWIN
By: Madeline J. Erwin, Attorney-in-fact

I, Madeline J. Erwin Attorney -in-fact for Sarah K. Erwin do hereby swear and affirm that the Power of Attorney granted to me by instrument of record in Register's Office for Davidson, County, Tennessee, instrument #20071121-0136401 has not been revoked, and I have had no notice, written or oral, of revocation of said Power of Attorney.

Madeline J Erwin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a notary public in the state of Tennessee, personally appeared MADELINE J ERWIN, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of SARAH K. ERWIN acknowledged that she executed the foregoing instrument as attorney-in-fact for the purposes therein contained, and acknowledged that she executed the same as the free act and deed of Sarah K. Erwin .

Subscribed, Witnessed and Sworn to before me, this the 7th day of MAY, 2008.

NOTARY PUBLIC

My Commission Expires: 3-10-2012

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named MADELINE J. ERWIN the bargainer(s), 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 and official seal at Old Hickory, Tennessee this 7th day of MAY, 2008.

NOTARY PUBLIC

My Commission Expires: 3-10-2012

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Shirley Cochran the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shirley Cochran
NOTARY PUBLIC

My Commission Expires: _____

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
2217 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

www.ljelaw.com

SHIRLEY COCHRAN
STATE
OF
TENNESSEE

My Commission Expires SEPT. 19, 2009