Davidson County DEEDQC
Recvd: 12/16/08 15:06 1 pgs
Fees:12.00 Taxes:0.00

20081216-0120563

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

QUITCLAIM DEED

(TO CREATE A TENANCY BY THE ENTIRETIES)

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 consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann Section 66-1-109 for the purpose of creating in the Grantor and Grantee a Tenancy by the Entireties in and to the entire interest in the property previously held by the Grantor alone, I, Robert W. Milner, hereinafter called the Grantor have bargained and sold, and do hereby Quitclaim and convey unto Leslie N. Milner, my wife, hereinafter called the Grantee, her heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entireties in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Tax/Map ID: 53-12-101

Land in Davidson County, Tennessee, being the corner lot on Elliott Avenue and 30th Street, being the East 55.75 feet of Lots Nos. 21 and 22 of Block 5 on the Plan of Dabbs & Elliott Subdivision at Old Hickory of record in Book 547, page 97, said Register's Office.

Said parts of said lots fronts 55.75 on the Westerly side of Elliott Avenue and runs back between parallel lines along the westerly margin of 30th Street, 100 feet to the Easterly line of Lot No. 20.

Being the same property conveyed to Robert W. Milner and Leslie N. Milner by deed from JP Morgan Chase, Trustee for Mortgage Guaranty Ins. Corp. of record in Instrument No. 200611060138022, filed on 11-06-06, said Register's Office; being further the same property conveyed to Robert W. Milner by Leslie N. Milner by Quitclaim Deed of record at Instrument Number 20081120-0114388, Davidson County Register of Deeds.

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument. The service provided is limited to the preparation of this instrument in recordable form only.]

This is improved property known as 2806 Elliott Drive, Old Hickory, Tennessee 37138.

Witness my hand this 21 day of **November 2008**:

ROBERT W. MILNER

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert W. Milner**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 21 day of November, 2008.

Notary Public

My Commission Expires: 01/29/2010

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert W. Milner 2806 Elliott Drive Old Hickory, TN 37138	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 401 Brentwood, TN 37027	53-12-101

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER IS $0.00.

Affiant

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21 day of November, 2008.

Notary Public

My Commission Expires: 01/29/2010