(1)

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 01/06/09 09:35 2 pgs
Fees:12.00 Taxes:0.00

20090106-0001080

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Casey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31 DAY OF December, 2008

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02886 CONREY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jeremiah Shane Conrey and Candice R. Guinn	Same	160-14-0C-037.00 CO
737 Fox Ridge Drive		160-14-0C-037.00 CO
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CANDICE R. GUINN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JEREMIAH SHANE CONREY, AND WIFE, CANDICE R. GUINN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 737 Fox Ridge Drive, Brentwood, TN 37027

Witness my hand on this 26 day of December, 2008

Candice R. Guinn
CANDICE R. GUINN

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: CANDICE R. GUINN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that CANDICE R. GUINN executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26 day of December, 2008

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 737, BRENTWOOD TRACE CONDOMINIUMS, SECTION II, as shown on plat of record in Plat Book 5200, Pages 376-377, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Quitclaim Deed from Charles I. Guinn and Penny Guinn, husband and wife to Candice R. Guinn, an unmarried woman as recorded on the 26th day of July, 2007 in Instrument No. 20070726-0088880; Scrivener's Affidavit as recorded on the 28th day of August, 2007 in Instrument No. 20070828-0103057 and Warranty Deed from Peggy P. Wilburn and Amber N. Wilburn, as joint tenants with right of survivorship to Candice R. Guinn, a single woman and Charles I. Guinn and Penny Guinn, husband and wife as recorded on the 11th day of May, 2006 in Instrument No. 20060511-0055464, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.