Davidson County DEEDQC
Recvd: 01/16/09 10:46 3 pgs
Fees:17.00 Taxes:0.00
20090116-0004230

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 9th day of January, 2009, by and between **PENELOPE A. MCGUINN, married, and SHAUN C. MCGUINN A/K/A SHAUN C. MCQUINN, unmarried,** hereinafter known and referred to as **GRANTORS**, and **SHAUN C. MCGUINN, unmarried, whose tax mailing address is** 2612 Westwood Ave, Nashville, TN 37212, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **$1.00**, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim unto the Grantee, in fee simple, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 63.5 feet of the Southerly 192 feet of Lot No. 36 on the Plan of Belair, of Record in Book 332, Page 6, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same parcel conveyed to Penelope A. McGuinn and Shaun C. McQuinn, from William Bradley Cook and Frederick Martin Redwine by virtue of a deed dated 05/26/2005, recorded 06/03/2005, as Instrument No. 20050603-0063401 County of Davidson, State of Tennessee.

Assessor's Parcel Number: 104-15-0-292-00

IN TESTIMONY WHEREOF, witness the hands of the Grantors herein, all on this the day and year first above written.

Penelope A. McGuinn
PENELOPE A. MCGUINN

Shaun C. McGuinn / AKA Shaun C. McQuinn
SHAUN C. MCGUINN A/K/A SHAUN C. MCQUINN

GRANTORS

STATE OF TENNESSEE)
)
HENRY COUNTY)

The undersigned, a Notary, does certify that on this 9th day of January 2007, 2009, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by PENELOPE A. MCGUINN.

Notary Public

My Commission Expires: 5-4-12

JASON R. CAMPBELL NOTARY PUBLIC MY COMMISSION EXPIRES MAY 4, 2012 HENRY COUNTY, GA

STATE OF TENNESSEE)
)
HENRY COUNTY)

The undersigned, a Notary, does certify that on this 9th day of January 2007, 2009, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by SHAUN C. MCGUINN A/K/A SHAUN C. MCQUINN.

Notary Public

My Commission Expires:

JASON R. CAMPBELL NOTARY PUBLIC MY COMMISSION EXPIRES MAY 4, 2012 HENRY COUNTY, GA

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $1.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $1.00, to the best of Grantors' knowledge, information and belief.

Penelope A. McGuinn
PENELOPE A. MCGUINN

Shaun C. McGuinn A/K/A Shaun C. McQuinn
SHAUN C. MCGUINN A/K/A SHAUN C. MCQUINN

GRANTORS

STATE OF TENNESSEE)
)
HENRY COUNTY)

The undersigned, a Notary, does certify that on this 9th day of January, 2009, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by PENELOPE A. MCGUINN.

Notary Public

My Commission Expires: 5-4-12

STATE OF TENNESSEE)
)
HENRY COUNTY)

The undersigned, a Notary, does certify that on this 9th day of January, 2009, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by SHAUN C. MCGUINN A/K/A SHAUN C. MCQUINN.

Notary Public

My Commission Expires: 5-4-12

Grantees' Address and Address All Tax Bills Are to Be Sent To:

2612 Westwood Avenue
Nashville, Tennessee 37212

PREPARER:

CLIFFORD A. BRANHAM, ESQ.
800 CORPORATE DRIVE #102A
LEXINGTON, KY 40503