BILL GARRETT, Davidson County
Trans:T20090057696 DEEDQC
Recvd: 08/24/09 10:51 2 pgs
Fees:12.00 Taxes:0.00
20090824-0079312

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Michael S. Fagan
709 Yowell Ave.
Madison, TN 37115
Map 43-14, Parcel 153-154

SEND TAX BILLS:
Same

QUITCLAIM DEED

THIS INDENTURE made this 21 day of August, 2009, between **Johnny Woodard, Trustee for Michael S. Fagan**, party of the first part, and **Michael S. Fagan**, party of the second part:

WITNESSETH: That the said party of the first part, **Johnny Woodard, Trustee for Michael S. Fagan**, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released, and QUITCLAIMED, and does hereby bargain, sell, remise, release and QUITCLAIM unto **Michael S. Fagan,** his heirs and assigns, his interest in the following described property in Davidson County, Tennessee:

> **LAND** in Davidson County, Tennessee, being Lot No. 20 and the easterly half of Lot 21 of Block "G" on the revised plan of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, said Register's Office, and a small tract of land lying to the north of the above described property, being known as part of Lot No. 25 on the unrecorded plan of Rainbow Terrace Subdivision, Section II, and described as follows:
>
> **BEGINNING** at a point in the northerly margin of Yowell Avenue at the common corner of lots 19 and 20 on said plan: and running northerly with the common boundary between said lots 145 feet to the common rear corner of said lots; thence continuing in a northerly direction 15 feet to a point; thence westerly and parallel with the northerly line of Lots Nos. 20 and 21, 75 feet to a point; thence southerly 15 feet to the northerly margin of Lot No. 21 on said Plan; thence continuing in a southerly direction and parallel to the dividing line of Lots 20 and 21, 145 feet to the northerly margin of Yowell Avenue; thence with the margin of said Avenue eastwardly 75 feet to the point of beginning.
>
> **BEING** the same property conveyed to Johnny Woodard, Trustee for Michael S. Fagan by deed of record in Instrument No. 20080815-0084058 Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the party hereto has duly executed the foregoing on the day and year first above written.

Johnny Woodard, Trustee

Johnny Woodard, Trustee for
Michael S. Fagan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said County and State, **Johnny Woodard, Trustee for Michael S. Fagan**, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument as Trustee for Michael S. Fagan and is authorized to do so for the purposes therein contained.

Sworn to and subscribed before me, this the 21st day of August, 2009

STEPHNEY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
(SEAL)

Stephney Anderson
NOTARY PUBLIC

My Commission Expires:
8/29/09.

STATE OF TENNESSEE
COUNTY OF SUMNER

Be the actual consideration or value, whichever is greater, for this transfer is $0.00.

Johnny K. Woodard, Trustee
AFFIANT

Subscribed and sworn to before me this the 21st day of August, 2009

STEPHNEY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
(SEAL)

Stephney Anderson
NOTARY PUBLIC

My Commission Expires:
8/29/09.

Woodardfagan.qcd.doc