BILL GARRETT, Davidson County
Trans:T20090070826 DEEDQC
Recvd: 10/19/09 09:55 1 pgs
Fees:12.00 Taxes:0.00
20091019-0096326

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2525 21st Avenue S, 2nd Floor
Nashville, TN 37212

Address New Owners:
Philippe D. Vaughan
P. O. Box 60038
Nashville, TN 37206-0038

Send Tax Bills To:
America's Mtg Outsource Program
2701 Wells Fargo Way
Minneapolis, MN 55467

Map/Parcel Numbers:
095-07-0-025.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Sara Dawn Cunningham** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Phillippe D. Vaughan,** his heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Merry Oaks, of record in Book 1835, pages 67 & 68, register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philippe D. Vaughan, unmarried man and Sara Dawn Cunningham, unmarried woman, as tenants in common by Quitclaim Deed from Philippe D. Vaughan, an unmarried man of record in Instrument No. 20071130-0138863, Register's Office for Davidson County, Tennessee. Also acquired by Instrument No. 20071130-0138861, said Register's Office.

This is improved property known as 308 Woodberry Drive - Nashville, Tennessee 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument was prepared by information provided by the parties, no title search has been done nor have any guarantees or legal advise been given in this transaction.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14 day of October, 2009.

Sara Dawn Cunningham
Sara Dawn Cunningham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sara Dawn Cunningham,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of October, 2009.

Leisa A Nemhoff
NOTARY PUBLIC

LEISA A NEMHOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: NOV 7 2012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is -0-.

(Affiant)

Subscribed and sworn to before me, this 9 day of October, 2009.

Cheri Marshall
NOTARY PUBLIC

CHERI MARSHALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-25-2010