THIS DOCUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Prepared by:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

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 12th day of February, 2010

Notary Public

My commission expires: 7/3/12

KIMBERLY WINGROVE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
James A. Montmarquet	Franklin American Mtg.	034-07-0A-15200CO
1921 Nancy Beth Lane	501 Corporate Centre Dr.	
Madison, TN 37115	Franklin, TN 37064	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **James A. Montmarquet**, by these presents, quitclaims and conveys unto **James A. Montmarquet and Jeanne-Marie Sereboo, Husband and Wife,** any and all interests he may have in the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Lot No. 6 on the Final Subdivision Plat of Harbor Village, Phase III, as shown of record in Instrument No. 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James A. Montmarquet by deed from Westview Homes, LLC, a Tennessee Limited Liability Company, dated January 7, 2009 of record in Instrument No. 20090112-0002745, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property located at 1921 Nancy Beth Lane, Madison, TN 37115

Witness my hand this 12 day of February, 2010.

James A. Montmarquet

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named James A. Montmarquet, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Madison, Tennessee, this 12th day of February, 2010.

My Commission Expires: 7/3/12

KIMBERLY WINGROVE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

BILL GARRETT, Davidson County
Trans:T20100010514 DEEDQC
Recvd: 02/22/10 15:37 1 pgs
Fees:12.00 Taxes:0.00

20100222-0013520