QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20100074543 DEEDQC
Recvd: 11/24/10 10:59 1 pgs
Fees: 12.00 Taxes: 0.00
20101124-0094153

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Melissa D. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2010.

Deborah L. Baxter
Notary Public

MY COMMISSION EXPIRES: 5/23/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance, 165 Indian Lake Blvd. Ste. 106, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer A. Downey	Peoples Home Equity Inc.	15602019200
(NAME) 829 Harpeth Bend Dr.	(NAME) 213 Ward Circle, Ste. 201	
(ADDRESS) Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jennifer A. Judson Downey and Russell R. Downey hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Jennifer A. Downey and Russell R. Downey, hereinafter called the GRANTEE, **his/her** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 744 on the Plan of Harpeth Woods, Section Two, of record in Book 5200, page 280, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Jennifer A. Judson and Russell R. Downey by Warranty Deed from Joan E. Taylor, dated August 30, 2004 and filed of record in Instrument ~~XXXXXXXX~~ *20040907-0107814 Register's Office for Davidson County, Tennessee.

Jennifer A. Judson and Russell R. Downey are now married, the said Jennifer A. Judson is now known as Jennifer Downey. Jennifer A. Judson and Jennifer Downey are one and the same person.

This instrument prepared from information provided by the parties, no title search has been performed and preparer makes no representations as to the status of title.

This is ~~unimproved~~ improved X property, known as

829	Harpeth Bend Dr.		Nashville, TN	37221
(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

Witness my hand this 9th day of November, 2010.

Jennifer A. Downey

Russell R. Downey

STATE OF TENNESSEE

COUNTY OF ~~Sumner~~ Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jennifer A. Downey and Russell R. Downey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2010.

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Commission expires: 4/23/2013

Melissa D. Rogers
Notary Public