QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 01/08/02 08:32 1pgs
Fees:12.00 Taxes:0.00

20020108-0002493

N-ME-01-2111A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF, December, 2001.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow

~~MARY FRANCES RUDY, ATTORNEY AT LAW~~

2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret G. Flomerfelt and Daniel Flomerfelt	North American Mortgage	
(NAME)	(NAME)	
2111 Avalon Drive	P.O. Box 808031	73-1-148
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Petaluma, CA 94975-8031	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Art Galiffa and Sharon Galiffa HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Margaret G. Flomerfelt and Daniel Flomerfelt HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Highland View Subdivision, as shown on plat of record in Book 1424, Page 39, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 23 fronts 85 feet on the northeasterly side of Avalon Drive and runs back between lines 158.8 feet on the northerly line and 136.2 feet on the southerly line, to a dead line in the rear, measuring 89 feet thereon.

Being the same property conveyed to Margaret Galiffa-Flomerfelt, married and Art Galiffa, married by deed of record in Instrument No. 20000315-0026678, Register's Office for Davidson County, Tennessee.

Sharon Galiffa joins in this conveyance for the purpose of conveying any marital interest she may have in said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2111 Avalon Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this day of , .

Art Galiffa

Sharon Galiffa

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Art Galiffa and Sharon Galiffa the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this day of December, 2001.

My Commission Expires 4/27/2005

Notary Public