Davidson County DEEDQC
Recvd: 12/03/02 10:58 2pgs
Fees:12.00 Taxes:0.00
20021203-0148611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me this 26 day of November, **2002**.

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Affiant

Notary Public

My Commission Expires JULY 30, 2006

Quit Claim Deed

N11527

This instrument was prepared by
First National Financial Title Services, Inc..
15 Century Boulevard, Suite 101
Nashville, TN 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Peggy M. Taylor **2924 Ironwood Drive** **Nashville, TN 37214** **MAP & PARCEL NO.: 096-06-0/158.00**	**First Magnus Financial Corporation** **3281 Guasti Road, Suite 550** **Ontario, CA 91761**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Peggy M. Cobb n/k/a Peggy M. Taylor**

HEREINAFTER CALLED GRANTOR(S), HAS/HAVE CONVEYED AND QUITCLAIMED, AND BY THESE PRESENTS DOES/DO HEREBY TRANSFER AND CONVEY UNTO **Peggy M. Taylor**

HEREINAFTER CALLED GRANTEE(S), HIS/THEIR HEIRS AND ASSIGNS, ALL HIS/THEIR RIGHTS, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Cloverhill, Section 2, of record in Book 2133, Page 46, Register's Office for said County.

Said Lot No. 71 fronts 65 feet on the southerly side of ironwood Drive and runs back 160 feet on the westerly line and 169 feet on the easterly line to a dead line in the rear, measuring 67.3 feet thereon.

Being the same property conveyed unto Peggy M. Cobb, by Special Warranty Deed from American General Finance, Inc., dated September 29, 1997, recorded October 3, 1997, in Book 10633, Page 884, of the Register's Office for Davidson County, Tennessee.

Map & Parcel #096-06-0/158.00

THIS IS IMPROVED PROPERTY KNOWN AS: **2924 Ironwood Drive, Nashville, TN 37214**

WITNESS OUR HANDS THIS 26 DAY OF November, **2002**.

Peggy M. Cobb n/k/a Peggy M. Taylor

Peggy M. Cobb n/k/a Peggy M. Taylor

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 26 day of November **2002**, before me personally appeared Peggy M. Cobb n/k/a Peggy M. Taylor, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal.

My Commission Expires:

_____
Notary Expiration

Catherine C Birmingham
Notary Public

QUITCLAIM DEED

CATHERINE C. BIRMINGHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005