Davidson County DEEDDIV
Recvd: 05/23/03 16:04 2pgs
Fees:12.00 Taxes:0.00
20030523-0070970

THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Markku Seppanen Wilsonia Seppanen 124 Lake Terrace Circle Nashville, TN 37217	SAME	Map 136.14 Parcel 55.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, Markku Seppanen, hereinafter referred to as Grantor(s), do(es) hereby Quitclaim and convey unto Markku Seppanen and wife, Wilsonia Seppanen, hereinafter referred to as Grantee(s), their heirs and assigns, all his right, title, and interest in and to the following described tract of land.:

See attached Exhibit "A" for legal description which is incorporated herein by reference

This conveyance is made subject to any and all conditions, restrictions, and easements of record.

This property is known as 124 Lake Terrace Circle, Nashville, TN 37217

WITNESS my hand, this the 12th day of May, 2003.

Markku Seppanen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Markku Seppanen, the within named bargainor(s) with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 12th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 12/20/03

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 12th day of May, 2003.

My Commission Expires:
12/20/03

NOTARY PUBLIC

EXHIBIT "A" LEGAL DESCRIPTION:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 55 ON THE PLAN OF CASTLEGATE, SECTION 1, AS OF RECORD IN BOOK 4460, PAGE 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MARKKU SEPPANEN, AN UNMARRIED MAN BY DEED FROM JAMES L. POTTS, UNMARRIED, AND KATHLEEN K. POTTS, UNMARRIED, DATED MAY 9, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20020513-0058486, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN MARKKU SEPPANEN AND WIFE, WILSONIA SEPPANEN BY QUITCLAIM DEED FROM MARKKU SEPPANEN, DATED MAY _____, 2003, AND OF RECORD IN INSTRUMENT NUMBER _____, SAID REGISTER'S OFFICE, BEING RECORDED SIMULTANEOUSLY HEREWITH.