Davidson County DEEDQC
Recvd: 05/31/03 13:02 2pgs
Fees:12.00 Taxes:0.00
20030531-0074104

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
Carol A. & Orlando A. Francisco 1025 Maplewood Drive Nashville, TN 37216	same	Map 61.07 Parcel 187.00

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, **Carol A. Newman, a widow, n/k/a Carol A. Francisco,** hereinafter referred to as Grantor(s), do(es) hereby Quitclaim and convey unto **Carol A. Francisco and husband, Orlando A. Francisco,** hereinafter referred to as Grantee(s), her heirs and assigns, all her 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 1025 Maplewood Drive, Nashville, TN 37216

WITNESS my hand, this the 22 day ~~of~~ May, 2003.

Carol A. Francisco

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol A. Newman, a widow, n/k/a Carol A. Francisco, 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 she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 22 day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 3-31-07

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $1.00.

Affiant

Sworn to and subscribed before me this 22 day of May, 2003.

My Commission Expires: 3-31-07

NOTARY PUBLIC

LEGAL DESCRIPTION – EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON BLOCK "A", ON THE PLAN OF BROADMOOR, OF RECORD IN BOOK 547, PAGES 161 AND 162, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 23 OF BLOCK "A" FRONTS 65 FEET ON THE NORTH SIDE OF MAPLEWOOD AND RUNS BACK BETWEEN LINES 150 FEET TO A DEAD LINE ON WHICH IT MEASURES 63.2 FEET, THE EAST LINE RUNNING BACK ALONG THE REAR LINES OF LOT NOS. 1, 2 AND 3 OF SAID BLOCK.

BEING THE SAME PROPERTY CONVEYED TO B. H. NEWMAN AND WIFE, CAROL A. NEWMAN BY DEED FROM THANG PAHM AND WIFE, TRAN PHAM, DATED SEPTEMBER 25, 1998, AND OF RECORD IN BOOK 11131, PAGE 328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID B. H. NEWMAN HAS SINCE DIED.