Prepared By –
Property owned By –
Party Responsible for property TAXES

62-2-9A

90-CO

Sean Nelson
159 Bradford Circle
Hendersonville, TN 37075

PICK-UP

Davidson County DEEDQC
Recvd: 08/28/03 15:51 2pgs
Fees:12.00 Taxes:0.00
20030828-0125390

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 31 day of July , 20 03 ,

by first party, Grantor,

whose post office address is Lourdes Ann Nelson-Miller
802 Keith Dr. La Vergne, TN 37086

to second party, Grantee,

whose post office address is Sean Nelson
2905 Delta Queen Dr. Nashville TN 37214-1118

WITNESSETH, That the said first party, for good consideration and for the sum of Dollars ($ 0.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson , State of Tennessee to wit:

Being Lot No. 90 of the Subdivision of River Trace Estates, Phase I Section II of record in Plat Book 6900, Pages 158 and 159, Registers Office for Davidson County, Tennessee to which Plat reference is hereby made for a more complete legal description.

Real Estate Address :
2905 Delta Queen Dr.
Nashville, TN
37214-1118

Being the Same property conveyed to Grantor's, by deed of record in Book 10528 page 468 ROD TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 2003

Deputy Register

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ZAAB

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

Sean Nelson
Print name of Witness

Signature of Witness

Print name of Witness

Lourdes Ann Nelson-Miller
Signature of First Party

Lourdes Ann Nelson Miller
Print name of First Party

Signature of First Party

Print name of First Party

State of Tennessee
County of Davidson
On 7-31-03 before me, Brenda Y Emery,
appeared Sean Nelson
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

BRENDA Y. EMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES SEPT. 25, 2004
NASHVILLE, TN 37211

Affiant ____Known__✓__Produced ID
Type of ID TN Drivers License
077050027 (Seal)

State of
County of
On before me,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant ____Known____Produced ID
Type of ID _____
(Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer