Davidson County DEEDQC
Recvd: 05/04/04 11:26 3pgs
Fees:17.00 Taxes:0.00
20040504-0050498

QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 15TH day of April, 2004, by and between

ANGELYN C. MCDONALD, A MARRIED WOMAN

Hereinafter referred to as Grantor, and

JEFFREY D. MCDONALD and ANGELYN C. MCDONALD, HUSBAND AND WIFE

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Book 10759, at page 1581, Instrument Number _____, of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Angelyn C. McDonald
ANGELYN C. MCDONALD

PREPARED BY:

Frank Dec
8940 Main Street
Clarence, NY 14031

Frank Dec.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ANGELYN C. MCDONALD, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 15TH day of APRIL, 2004.

Notary Public
Commission expires: MY COMMISSION EXPIRES: January 27, 2007

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, , the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 15TH day of APRIL, 2004.

Notary Public
Commission expires: MY COMMISSION EXPIRES: January 27, 2007

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Angelyn C. McDonald
Affiant

ANGELYN C. MCDONALD
Subscribed and sworn to before me this 15TH day of APRIL, 2004.

Notary Public
Commission Expires MY COMMISSION EXPIRES: January 27, 2007

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Jeffrey D. & Angelyn C. McDonald 7417 River Bend Circle Nashville, TN 37221	Jeffrey D. McDonald 7417 River Bend Circle Nashville, TN 37221	7417 River Bend Circle Nashville, TN 37221 MAP PARCEL NO.: 141-12C 58.00C0

Legal Description Addendum

Borrowers:ANGELYN C MCDONALD, JEFFREY D MCDONALD

Loan #:0403120599
Property Address:7417 RIVER BEND CIRCLE
NASHVILLE, TN 37221

Legal Description

IN THE FOLLOWING LAND: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58, ON THE PLAN OF RIVER BEND, OF RECORD IN BOOK 6900, PAGES 504 AND 505, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. BEING THE SAME PROPERTY CONVEYED FROM JEFFREY D. MCDONALD AND ANGELYN C. MCDONALD TO ANGELYN C. MCDONALD BY DEED RECOREDED 1/16/98, IN BOOK 10759, PAGE 581 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.