Davidson County DEEDQC
Recvd: 05/11/04 10:48 2pgs
Fees:12.00 Taxes:0.00
20040511-0053695

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **Mary Helen M. Tunks, Jeff Tunks, and Aabacus Mortgage Company** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto **Mary Helen M. Tunks, Jeff Tunks and wife, Amy Tunks, as joint tenants with right of survivorship** all his/her right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson** County, Tennessee, described as follows:

A Certain tract or parcel of land located in the 5th Civil District of Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 163 on the Plan of Haywood Acres, Section III, as of record in Book 2900, page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot. Said Lot No. 163 fronts 125 feet on the west side of Willard Drive and extends back 416.6 feet on the north line and 417.1 feet on the south line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Mary Helen M. Tunks; Jeff Tunks; and Aabacus Mortgage Company by Quitclaim Deed from Mary Helen M. Tunks and Jeff Tunks of record in Instrument Number 20021226-0159208, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 2900, page 81, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATYION. THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY PARTIES INVOLVED.

IN WITNESS WHEREOF he/she has(ve) hereunto set his/her hand(s) and seal(s) this 10 day of JANUARY, 2003.

Mary Helen M. Tunks

Jeff Tunks

Aabacus Mortgage Company by Jeff Tunks, President

COUNTY OF Wilson STATE OF TN

On this 10th Day of January, 2003, before me the undersigned Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Mary Helen M. Tunks.** to me known (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the executed of the same to be his/her free act and deed.

My Commission Expires: 3/03

Andrea Fleming
Notary Public

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

COUNTY OF Wilson STATE OF Tennessee

On this 22nd Day of April, 2004, before me the undersigned Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Jeff Tunks** to me known (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the executed of the same to be his/her free act and deed.

My Commission Expires: 10/30/07

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Jeff Tunks** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within instrument on behalf of **Aabacus Mortgage Company** for the purposes therein contained, and who further acknowledged him/her self to be the **President** and being authorized by the board of directors to execute this document on behalf of **Aabacus Mortgage Company.**

Witness my hand and official seal this 22nd day of Apr. 1, 2004.

My Commission Expires: 10/30/07

NOTARY PUBLIC AT LARGE

Notary Public

The actual consideration for this transfer is -0-

Affiant

Sworn and subscribed to me this 22nd day of Apr. 1, 2004.

My Commission Expires: 10/30/07

NOTARY PUBLIC AT LARGE

Notary Public

Mary Helen M. Tunks

Property known as/Mail Tax Bills to/Address of New Owner: 347 Willard Drive, Nashville, TN 37211

Map 148-10 Parcel 103

Prepared by: Service Escrow & Title, Inc. 6001 Jackson Square Blvd. #700, Lavergne, TN 37086