This instrument prepared by:
Michael R. Croom
4813 Manassas Drive
Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 05/24/04 09:23 3pgs
Fees:17.00 Taxes:0.00
20040524-0060385

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Michael R. Croom	Michael R. Croom	
4813 Manassas Drive	4813 Manassas Drive	Map/Parcel: 171-03-A-84
Brentwood, Tennessee 37027	Brentwood, Tennessee 37027	

FOR AND IN CONSIDERATION of ONE and no/100 Dollar ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Michael R. Croom, former surviving spouse of Mozella W. Croom as per attached certified copy of Certificate of Death, and joined by his spouse Cynthia L. Croom by these presents do hereby quitclaim and convey unto the said Michael R. Croom and Cynthia L. Croom, husband and wife as joint tenants with right of survivorship and not as tenants in common, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Remove Spouse.

Being the same property conveyed to Michael R. Croom and Mozella W. Croom, husband and wife by Deed from Radnor Homes, Inc. of record in Book 9391, Page 250, said Register's Office.

This is unimproved ( ) property known as 4813 Manassas Drive, Brentwood, Tennessee 37027
Improved ( )

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 our hand this 19th day of APRIL, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael R. Croom

Cynthia L. Croom

ACKNOWLEDGMENT

STATE OF TENN.
COUNTY OF DAVIDSON) ss

Personally appeared before me, DENNIS R. MARSHALL, a Notary Public in and for said County and State, **Michael R. Croom** and **Cynthia L. Croom** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 1801 West End Ave. - Suite #100 - NASH, TN 37203 this 19th day of APRIL, A.D., 2004.

NOTARY STAMP/SEAL

NOTARY PUBLIC
Notary Commission Expires: 7-21-2007

AFFIDAVIT OF VALUE

STATE OF TENN.
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 0
Subscribed and sworn to before me this the 19th day of APRIL, 2004

(Affix Seal)

Affiant

Notary Public
My Commission Expires: 7-21-2007

EXHIBIT A

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 9391, PAGE 250, ID# 171-03-A-84, BEING KNOWN AND DESIGNATED AS .

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 181 ON THE PLAN OF SECTION TWO FREDERICKSBURG OF RECORD IN BOOK 7900, PAGE 509; AMENDED IN BOOK 7900, PAGE 640, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFRENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO RADNOR HOMES, INC. BY DEED FROM DOROTHY NIEDERHAUSER WALLMAN, HELEN NIEDERHAUSER PARKER FREDDIE NIEDERHAUSER PHILLPS, LYNNE WALLMAN REED, RICHARD FREDERICK WALLMAN, PATRICIA PARKER NEWTON AND PAMELA PARKER MCCARTHY OF RECORD IN BOOK 9147, PAGE 676, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS DESCRIPTION WAS PREPARED FROM THE PLAT OF RECORD AS PROVIDED ABOVE, PREPARED BY JAMES W. CLARK, SURVEYOR, LICENSE NO. 1445, ANDERSON-DELK & ASSOCIATES, INC., 618 GRASSMORE PARK DRIVE SUTIE 4 NASHVILLE, TN 37211.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 8920, PAGE 65; BOOK 7798, PAGE 843; BY-LAWS IN BOOK 8920, PAGE 45; CHARTER IN BOOK 8920, PAGE 40; EASEMENT IN BOOK 7993, PAGE 269 AND BOOK 7851, PAGE 712 AND ALL MATTERS SHOWN ON THE PLAN OF RECORD.

BY FEE SIMPLE DEED FROM RADNOR HOMES, INC. AS SET FORTH IN BOOK 9391 PAGE 250 DATED 06/21/1994 AND RECORDED 06/28/1994 , DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

AND THE SAID MOZELLA W. CROOM HAS SINCE DEPARTED THIS LIFE, PURSUANT TO A DEATH CERTIFICATE, WHEREBY LEAVING TITLE SOLELY VESTED IN MICHAEL R. CROOM, SURVIVING TENANT BY THE ENTIRETY.