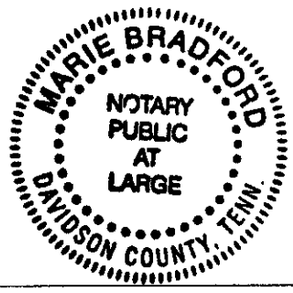
FILE BOX 45

QUITCLAIM DEED



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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2004

Notary Public: Marie Bradford

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Audrey A. Christensen	Countrywide Home Loans, Inc.	Map 155
6312 Sweetgum Lane	4500 Park Granada	Group 8-B
Nashville, TN 37221	Calabasas, CA 91302-1613	Parcel 29.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James P. Christensen

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Audrey A. Christensen, Hella Amelkin, as joint tenants with right of survivorship *

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 29, on the Plan of the Subdivision for Phase I of South Colony at Riverbend, of record in Book 6900, Page 271, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James P. Christensen and wife, Audrey A. Christensen and Hella Amelkin, as joint tenants with right of survivorship by Quitclaim Deed from Richard A. Northcutt, Trustee, of record in Instrument 200007270074282, dated July 25, 2000, Register's Office for said County.

* Audrey A. Christensen and Hella Amelkin

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6312 Sweetgum Lane, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 1st day of June, 2004. 6/1/04

James P. Christensen

Davidson County DEEDQC
Recvd: 06/04/04 14:54 2pgs
Fees:12.00 Taxes:0.00

20040604-0066361

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Christensen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June, 2004.

My Commission Expires: 11/26/05

Marie Bradford
Notary Public

