Davidson County DEEDQC
Recvd: 08/24/04 12:09 2pgs
Fees:12.00 Taxes:0.00

20040824-0102122

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Rossi	SunSet Mortgage Company	Map 31
4697 Lickton Pike	3465 Boxhill Corp. Center	Parcel 49.00
Whites Creek, Tn 37189	Suite H	
	Abingdon, MD 21009	

This instrument prepared by:

Closing & Title Services, Inc.
405 Two Mile Pike, Suite C
Goodlettsville, TN 37072

LARRY D. C... NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____, Affiant

Sworn to and subscribed before me this 16th day of August, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 2-10-08

I Jennie A. Rossi hereby quitclaim to Michael J. Rossi, all of my interest in the following land:

See Attached Exhibit "A"

This is X improved ____ unimproved property known as

4697 Lickton Pike Whites Creek, TN 37189

Witness my/our hands this 16th day of August, 2004.

_____
Jennie A. Rossi

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 Jennie A. Rossi, the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 2004.

_____
NOTARY PUBLIC

My commission expires: 2-10-08

LARRY D. C... NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

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EXHIBIT A

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated August 22, 1971, made by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at a railroad spike in the center of Lickton Pike, same being the northwesterly corner of the property conveyed to Willie Furlong and wife, by deed of record in Book 4227, Page 582, and by deed of correction of record in Book 4294, Page 295, Register's Office for said County; thence with the center of said Pike, North 7 deg. West 265.0 feet tot a railroad spike; thence leaving said Pike, South 89 deg. West and passing an iron pin at 614.0 feet, a total distance of 632.0 feet to a point in the center of Whites Creek; thence with the center of said Creek as follows: South 33 deg. West 100.0 feet, South 48 deg. West, 200.00 feet, South 22 deg. East 150.0 feet and South 47 deg. West, 190.0 feet to a point; thence North 54 deg. West 18 feet to a point on the northwesterly bank of said Creek, corner to aforesaid Furlong, thence with said Furlong as follows: North 16 deg. 45' West 95.0 feet, North 32 deg. West 130.0 feet, and South 83 deg. West 176 feet to the beginning, containing 3.58 acres, more or less.

Being the same property conveyed to Michael J. Rossi and wife, Jennie A. Rossi by Warranty Deed recorded in Book 8749, Page 246, Register's office for Davidson County, Tennessee.