Davidson County DEEDQC
Recvd: 09/02/04 09:14 2pgs
Fees:12.00 Taxes:0.00

20040902-0106170

THIS INSTRUMENT PREPARED BY:

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STATE OF DAVIDSON)
COUNTY OF TENNESSEE)

The actual consideration for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this 31st day of August, 2004.

Notary Public

My Commission Expires: 5/24/2008

DENISE JOSCELYN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Tracey Anderson 901 Brandywine Circle Old Hickory, TN 37138	Same	04213002800

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JEFFREY TODD ANDERSON**, unmarried ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for love and affection and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **TRACEY FRENSLEY ANDERSON** ("Grantee"), all right, title and interest of Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in the 11th Civil District of said County and State, being lot No. 41 on the Plan of Hedgewood Hills, Section 1, of record in book 2900, page 135, Register's Office for said County,
>
> Said lot No. 41 fronts 35.49 feet on the northerly side of Vanoke Drive and extends back 336 feet on the easterly line and 369 feet on the westerly line to a deed line, measuring 281.16 feet thereon.
>
> Being the same real property conveyed to Raymond W. Anderson, Jr., Brenda Anderson Hill, Jeffrey Todd Anderson and Tracey Frensley Anderson, by quitclaim deed from John D. Lentz, Trustee, of record in book 7445, page 364, said Register's Office.
>
> This conveyance is made subject to 10-foot easement for public utility purposes along rear line of premises, 7.5 foot drainage easement along westerly line, 40-foot building setback line from Vanoke Drive and conditions of owners

certificate, as shown on plan of record in book 2900, page 135, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 3180, page 51, Register's Office for said County.

The legal description is the same as in the previous deed of record.

This is improved property known as 716 Vanoke Drive, Nashville, Tennessee 37115.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 26 day of July, 2004.

Jeffrey Todd Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey Todd Anderson**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of July, 2004.

Notary Public

VICTORIA E. GRANT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENNESSEE

My Commission Expires: 8-27-07

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