Davidson County DEEDQC
Recvd: 12/03/04 10:46 2pgs
Fees:12.00 Taxes:0.00

20041203-0144157

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Joseph Zorica, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Jospeh Zorica and wife, Dorothy Jean Zorica, as tenants by the entirety, their heirs successors and assigns, his entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being lot No. 122 on the Plan of Brentwood Hall, Section V, as of record in book 2133, page 127, Register's Office for said County. Said lot No. 122 fronts 96.0 feet on the southerly side of Landon Drive and runs back between lines 186.7 feet on the westerly line and 190.0 feet on the easterly line to a dead line in the rear on which it measures 127.0 feet. Being the same property conveyed to Joseph Zorica, by deed, from Delbert Elmore Goodman and wife, Joyce E. Goodman, of record in Book 4019 page 79, Said Register's office.

GRANTOR'S SOURCE OF TITLE BOOK 4019 PG 79

This is improved property commonly known as 421 Landon Drive, Nashville, Tennessee

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witnessed this 2nd day of December, 2004.

Joseph Zorica

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Dorothy Zorica
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Dec 2004
Deputy Register

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sarah Green, the undersigned Notary Public in and for said County and State, the within named grantor(s), Joseph Zorica with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 2 day of, December, 2004.

Sarah Green
Notary Public

SARAH GREEN NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My commission expires : 5/21/07

THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENN. CODE ANN.67-4-409(a)(3)(A): Creation or dissolution of tenancy by the entirety by the conveyance from one (1) spouse to the other ; AND NO OATH OF VALUE SHALL BE REQUIRED FOR THIS TRANSACTION AS PROVIDED IN TENN. CODE ANN.67-4-409((5).

THIS INSTRUMENT WAS PREPARED BY:
DAVE TALLEY
UAW Legal Services Plans
POB 1797
Spring Hill, TN 37174

NEW OWNER.
JOSEPH AND DOROTHY ZORICA
421 LANDON DR.,
NASHVILLE, TENN. 37220

MAP/PARCEL 146-16 136

SEND TAX BILLS TO NEW OWNER

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Zorica	Joseph Zorica	6D-36545
(NAME:)	(NAME:)	
421 Landon Drive	421 Landon Drive	Map 146-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	Par 136
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Fourteen Thousand Five Hundred Forty-nine and 78/100 ---------- ($14,549.78) ---------- *DOLLARS*

of which $600.00 has been paid in cash by Joseph Zorica, the receipt of which is hereby acknowledged, and for the remainder the said Joseph Zorica has assumed and agrees to pay the unpaid balance of $13,949.78 of an indebtedness in the original amount of $14,350.00, secured by deed of trust executed by Delbert Elmore Goodman and wife, Joyce E. Goodman, to Albert Wm. Johnson, Trustee, of record in book 3758, page 211, Register's Office for Davidson County, Tennessee, and assigned to John Hancock Mutual Life Insurance Company by an instrument of record in book 3759, page 55, Register's Office for said County,

We, Delbert Elmore Goodman and wife, Joyce E. Goodman,

have bargained and sold, and by these presents do transfer and convey unto the said Joseph Zorica, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 122 on the Plan of Brentwood Hall, Section V, as of record in book 2133, page 127, Register's Office for said County.
Said lot No. 122 fronts 96.0 feet on the southerly side of Landon Drive and runs back between lines 186.7 feet on the westerly line and 190.0 feet on the easterly line to a dead line in the rear on which it measures 127.0 feet.
Being the same real property conveyed to Delbert Elmore Goodman and wife, Joyce E. Goodman, by deed from Roger L. Coward and wife, of record in book 3767, page 627, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities along rear of premises, anchor easement at northeast corner of premises, 40-foot building setback line from Landon Drive and conditions of owners certificate, as shown on plan of record in book 2133, page 127, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in instruments of record in book 1788, page 143, book 2198, page 3 and book 2299, page 551, Register's Office for said County.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee