This Instrument Prepared By & Return to:
Elite Title Company, LLC
109 Westpark Drive, Suite 230
Brentwood, TN 37027
6040357
Information in this document furnished by the parties and relied upon by the preparer of this document.

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Melissa Lewis, a single woman,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Melissa Lewis, a single woman and Matthew P. Portell, a single man,** all my rights, title and interest in and to the following described real estate, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

~~A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:~~

~~Being the west 50 feet of Lot No. 14 on the plan of Re-Subdivision of certain lots in Eastdale Place of record in Book 974, page 22, Register's Office for Davidson County, Tennessee, described as follows:~~

~~Said part of said lot fronts 50 feet on the southerly side of Plymouth Avenue and runs back between parallel lines 200 feet to a dead line.~~

~~Being the same property conveyed to Franklin Credit Mangagement Corporation by Deed from Arnold M. Weiss, Substitute Trustee dated 11/11/03, recorded 11/24/03, in Instrument No. 20031124-0170275, Register's Office for Davidson County, Tennessee.~~

~~Whereas, by Deed Jane Webb, married, obtained title to the above referenced real estate from Robert J. Jackson II, unmarried of record in Instrument No. 20021003-0120474, dated September 27, 2002, and there before by Deed Robert J. Jackson, II obtained title to the above referenced real estate from Beverly Ann Cook of record in Instrument No. 20010803-0082780, dated August 3, 2001, said Register's Office for Davidson County, Tennessee.~~

~~This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.~~

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 5th day of August, 2004.

**Melissa Lewis**

Davidson County DEEDQC
Recvd: 12/10/04 10:31 3pgs
Fees:17.00 Taxes:0.00
20041210-0147208

STATE OF TENNESSEE
COUNTY OF Maury

On this 5th day of August, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melissa Lewis** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged that the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

LESLIE B. HARVEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TN

My Commission Expires:

My Commission Expires
November 21, 2006

STATE OF TENNESSEE
COUNTY OF Maury

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

Affiant

Subscribed and sworn to before me this 5th day of August, 2004.

Notary Public

My Commission Expires:

LESLIE S. HARVEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TN

My Commission Expires
November 21, 2006

Tax/Map ID & Parcel
61-12
105

New Owners:
Melissa Lewis and Matthew P. Portell
1302 Plymouth Avenue
Nashville, TN 37216

Send Tax Bills to :
SAME

Exhibit A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being the west 50 feet of Lot No. 14 on the plan of Re-Subdivision of certain lots in Eastdale Place of record in Book 974, page 22, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 50 feet on the southerly side of Plymouth Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Melissa Lewis, a single woman, from Franklin Credit Management corporation by Special Warranty Deed dated August 05, 2004 and recorded August 09, 2004 at Instrument No. 20040809-0095631, Register's Office for Davidson County.

Being the same property conveyed to Franklin Credit Mangagement Corporation by Deed from Arnold M. Weiss, Substitute Trustee dated 11/11/03, recorded 11/24/03, in Instrument No. 20031124-0170275, Register's Office for Davidson County, Tennessee.

Whereas, by Deed Jane Webb, married, obtained title to the above referenced real estate from Robert J. Jackson II, unmarried of record in Instrument No. 20021003-0120474, dated September 27, 2002, and there before by Deed Robert J. Jackson, II obtained title to the above referenced real estate from Beverly Ann Cook of record in Instrument No. 20010803-0082780, dated August 3, 2001, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

(6040357.PFD/6040357/44)