Davidson County DEEDQC
Recvd: 12/15/04 11:19 1pgs
Fees:12.00 Taxes:0.00

20041215-0149071

QUITCLAIM DEED

B-NEU-04-460

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: November 22, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Chadwick	Decision One Mortage	173-01-0-159.00
(NAME)	(NAME)	
460 Carl Miller Drive	6060 J.A. Jones Drive, Ste. 1000	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37013	Charlotte, NC 28287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Charles Clifford Neal, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Patrick Chadwick, unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 31, THE PLAN OF SECTION II-B MONTE CARLO, as shown on plat of record in Plat Book 5050, Page 99, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Charles Clifford Neal and wife, Peggy Neal to Laura Y. Goodall and from Laura Y. Goodall to Charles Clifford Neal as recorded on the 20th day of February, 1986, in Book 6785, Page 839; Warranty Deed from Habs, Inc. to Charles Clifford Neal and wife Peggy Neal as recorded on the 13th day of September, 1979 in Book 5497, Page 824, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 460 Carl Miller Drive, Nashville, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 30th day of November, 2004.

Charles Clifford Neal

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Clifford Neal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2004.

Notary Public

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: MY COMMISSION EXPIRES: November 22, 2008