Davidson County DEEDQC
Recvd: 12/28/04 15:04 2pgs
Fees:12.00 Taxes:0.00
20041228-0153329

This Instrument Prepared By & Return to:
Title Enterprise Service Company, LLC.
3354 Perimeter Hill Dr.
Nashville, TN 37211
1040357
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, **Peter Mangrum and wife, Teresa Mangrum, as tenants by the entirety** do hereby bargain, sell, release, remise, quitclaim and convey unto **Teresa Mangrum, a married woman** all my rights, title and interest in and to the following described real estate, to-wit:

Exhibit "A"

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

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Jackson's Retreat, Phase V-B, Revised of record in Book 6250, page 905, Register's Office for said County, to which plan reference is made for a complete legal description.

Being the same property conveyed to Peter Mangrum and wife, Teresa Mangrum, as tenants by the entirety, from LeAnn M. Martin Mead, unmarried by Warranty Deed dated October 06, 1989 and recorded October 06, 1989 in Book 7956, page 310, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 5741, page 360 and Book 6806, page 256; and all matters of record on plat in Plat Book 6250, page 905, Register's Office for Davidson County.

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

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 17th day of December, 2004.

Peter Mangrum

Teresa Mangrum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of December, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Peter Mangrum, and wife Teresa Mangrum** 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 the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

9/18/07
My Commission Expires:

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 17th day of December, 2004.

Notary Public

My Commission Expires:9/18/07

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Tax/Map ID & Parcel
86-07-153.00

New Owners:
Teresa Mangrum

Send Tax Bills to :
1505 Market Square
Hermitage, TN. 37076