Davidson County DEEDQC
Recvd: 01/20/05 10:43 3 pg
Fees:17.00 Taxes:0.00
20050120-0007340

This instrument prepared by:
Clyde F. Sprinkles, Sr.
2400 Dale Brook Court
Nashville, Tennessee 37206

RETURN TO RECORDING DEPT.
Lenders First Choice
3850 Royal Avenue
Simi Valley, CA 93063

7136001

QUIT CLAIM DEED

~~WARRANTY DEED~~
TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Clyde and Cindy Sprinkles	Clyde and Cindy Sprinkles	
2400 Dale Brook Court	2400 Dale Brook Court	Map/Parcel: 83-7-229
Nashville, Tennessee 37206	Nashville, Tennessee 37206	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Clyde F. Sprinkles, Sr., and Patricia Sprinkles, husband and wife, and Clyde F. Sprinkles, Jr., a married man, and joined by his spouse Cindy Sprinkles has this day bargained and sold, and does hereby transfer and convey unto the said Clyde F. Sprinkles, Jr., and Cindy Sprinkles, husband and wife, as joint tenants with right of survivorship and not as tenants in common, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Clyde F. Sprinkles, Sr., and Patricia Sprinkles, and Clyde F. Sprinkles, Jr., by Deed from Warranty Deed Instr. 20000503600445-1 of record in Book n/a, Page n/a, said Register's Office.

The express purpose of this conveyance is to remove co-owners from title and add co-owner to title.

This is unimproved ( ) property known as 2400 Dale Brook Court, Nashville, Tennessee 37206
Improved ( )

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 8 day of November, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Clyde F. Sprinkles, Sr.

Patricia Sprinkles

Clyde F. Sprinkles, Jr.

Cindy Sprinkles

ACKNOWLEDGMENT

STATE OF TN)
COUNTY OF Davidson)

ss

Personally appeared before me, Ann Stathos Donnell, a Notary Public in and for said County and State, **Clyde F. Sprinkles, Sr. and Patricia Sprinkles and Clyde F. Sprinkles, Jr. and Cindy Sprinkles** the within named bargainor, individual(s), 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 purposes therein contained.

Given under my hand and official seal of office at _____ this 8 day of November, A.D., 2004.

NOTARY STAMP/SEAL

ANN STATHOS DONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Notary Commission Expires: 01/29/05

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 10.00

Subscribed and sworn to before me this the 8th day of November 2004

Affiant

Notary Public
My Commission Expires: 01/29/05

(Affix Seal)

ANN STATHOS DONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I or we, hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

SCHEDULE "A"

LOT 233 SECTION 6 SUBDIV. EASTLAND ACRES. DAVIDSON COUNTY, TENNESSEE

SOURCE OF TITLE: DOCUMENT 200005030044571
RECORDED: 05/03/2000

APN: 83-7-229

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded 5-3-2000 as document no. 200005030044571 in the Register's office of Davidson County, TN.