Realty 48A 07

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is –0-.

Affiant

Subscribed and sworn to before me this 21 day of January, 2005.

Notary Public
My commission expires: 1/12/09

Davidson County DEEDQC
Recvd: 02/07/05 09:54 1 pgs
Fees:12.00 Taxes:0.00
20050207-0013803

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sheila D. Swann 316 Starboard Court Nashville, TN 37217	New Owner	136-14-0-174.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Michelle Nicoletti, unmarried**, by these presents, quitclaims and conveys unto **Sheila D. Swann,** all of her right, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Harbor Gate, Section Two, of record in Plat Book 6250, Page 33, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Nicoletti and Sheila D. Swann, tenants in common with the right of survivorship, by deed from Donna Marie Dean, unmarried, of record in Instrument No. 20000310-0025027, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 316 Starboard Court, Nashville, TN 37217.

Witness my hand this 21 day of January, 2005.

Michelle Nicoletti

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michelle Nicoletti,** the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, this 21 day of January, 2005.

Barbara J. Stone
Notary Public

My commission expires: 8.11.07

BARBARA J. STONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN