Davidson County DEEDQC
Recvd: 02/08/05 10:37 2 pgs
Fees:12.00 Taxes:0.00
20050208-0014607

AFTER RECORDING, PLEASE RETURN TO:
Preparer:
Customer 1 Title, LLC
35 Mellor Avenue
Baltimore, Maryland 21228
File No.:3874-04
Parcel # 164-09-0 016.00

This Quit Claim Deed, MADE THIS **20th** day of **April, 2004**, by and between, **DAVID VENESS** party of the first part, GRANTOR; and **DAVID VENESS AND MARGARYTA VENESS**, parties of the second part, GRANTEES.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars and no/100 Dollars ($10.00) Dollars, cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, unto the Grantees, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns, all that certain lot or parcel of land together with improvements thereon, situate, lying and being in **Davidson County**, State of Tennessee, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 232 ON THE PLAN OF ASHEFORD CROSSING, SECTION 2, OF RECORD IN BOOK 9700, PAGE 171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION.

BEING all and the same lot of ground which by Deed dated April 13, 2001, and recorded among the Land Records of Davidson County, Tennessee, in Document No.: 20010417-0037356, was granted and conveyed by Michael D. O'Brien and Heidi A. O'Brien, unto David Veness.

TITLE INSURANCE: STEWART TITLE INSURANCE

New Owner

David and Margaryta Veness

5836 Murphywood Crossing

Antioch, TN 37013

The Party Responsible for Property Taxes is David and Margaryta Veness

This conveyance is made expressly subject to the easements, conditions, restrictions, and rights of way of record contained in the deeds forming the chain of title to said property.

The said Grantor covenants that he has the right to convey the said land to the said Grantees; that he has done no act to encumber the same; that the said Grantees shall have quiet possession of the said land, free from all encumbrances except mentioned herein, and that he, the said Grantor, will execute such further assurances of the land as may be requisite.

WITNESS the following signature and seal. David Veness (SEAL)

STATE OF TENNESSEE,

County of Rutherford, to wit:

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify that David Veness, whose name is signed to the foregoing Deed, dated April 20, 2004 has acknowledged the same before me in my State and County aforesaid.

Given under my hand and seal this 27 day of April, 2004.

Thomas E Pugh
Notary Public

My commission expires:
10/21/2005

THOMAS E. PUGH NOTARY PUBLIC RUTHERFORD CO. TENN.