27-A 1/2

QUIT CLAIM DEED

Davidson County DEEDQC
Recvd: 02/10/05 09:07 2 pgs
Fees:12.00 Taxes:0.00
20050210-0015387

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ -0-

Mary R Parrish
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF January 20 05

Charles A Sullivant Jr
Notary Public

MY COMMISSION EXPIRES: 7-22-07
(AFFIX SEAL)

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN. My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee O. Molette, II	IndyMac Bank, F.S.B.	105-10-206.00
(NAME)	(NAME)	
744 Roy Croft Place	1333 Main Street 5th Fl.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Columbia, SC 29201	16W 18100
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

KNOW ALL MEN BY THESE PRESENTS that Molette Property Group, LLC for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quit claim unto Lee O. Molette, II, married, his heirs, successors, and assigns, his entire right, title and interest in and to a certain tract [parcel] of land in Davidson, County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of C.C. Caldwell's Roycroft Addition of record in Plat Book 332, page 37, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and definite description.

Being the same property conveyed to Molette Property Group, LLC and by deed from Maritza Garcia Williamsn and husband, Kenneth L. Williams of record as instrument No.20021205-0150178, re-recorded as Instrument No. 20021218-0156206, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

unimproved ( )
This is improved (X) property, known as 744 Roy Croft Place, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Being the same property conveyed to _____ by deed from _____, of record in _____
Book _____, Page _____, Register's Office for _____ County, Tennessee.
This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 27th day of January 20 05

Molette Property Group, LLC
By:
Lee O. Molette, II

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Lee O. Molette, II and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Managing Principal and _____ respectively of the Molette Property Group, LLC the within named bargainor, and corporation, and that he as such Managing Principal and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Lee O. Molette, II as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tn on this the 27th day of January 20 05 .

My commission expires 9-22-07

Notary Public

CHARLES A SULLIVANT JR
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE
COUNTY OF

On this,_____ day of _____, 19 ____, personally appeared before me,_____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of_____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____

My commission expires _____

_____
Notary Public