Davidson County DEEDQC
Recvd: 02/18/05 10:04 2 pgs
Fees:12.00 Taxes:0.00
20050218-0018459

This Instrument Prepared By & Return to:
Elite Title Company, LLC
109 Westpark Drive, Suite 230
Brentwood, TN 37027
6040458
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, **James O. Legrand II,** do hereby bargain, sell, release, remise, quitclaim and convey unto **James O. Legrand II and Catherine M. Allen** all my rights, title and interest in and to the following described real estate, to-wit:

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

Land in Davidson County, Tennessee, Being Lot No. 1 on the Plan of Cuuningham Subdivision, of record in Book 8250, Page 385, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James O. Legrand II, unmarried from Joe R. Hampton and wife, Patricia C. Hampton by Warranty Deed dated September 28, 2004, recorded Oct. 4, 2004, in Inst# 20041004-0119246, Register's Office for Davidson County, Tennessee.

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

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 28th day of September, 2004.

James O. Legrand II

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of September, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James O. Legrand II** 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 STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF

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

Affiant

Subscribed and sworn to before me this 28th day of September, 2004.

Notary Public

My Commission Expires:

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

Tax/Map ID & Parcel
7-14
34.00

New Owners:
James O. Legrand II
1420 Springfield Highway
Goodlettsville, TN 37072

Send Tax Bills to :
Same