Davidson County DEEDQC
Recvd: 03/21/05 09:02 2 pgs
Fees:12.00 Taxes:0.00

20050321-0030254

RECORD AND RETURN TO:
GOBER TITLE & ESCROW
230 West Main Street
Lebanon, TN 37087

QUITCLAIM DEED

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2005

Notary Public

MY COMMISSION EXPIRES: 5/24/08

PATRICIA K. GOBER ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 230 West Main Street Lebanon, TN 37087

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Warren Spears, Jr.	**ABN Amro Mortgage Group, Inc.**	
1512 Aaronwood Drive	**2600 W. Big Beaver Road**	**063-16-0-B-004**
Old Hickory, TN 37138	**Troy, Michigan 48084**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James W. Spears, Jr. and wife, Pamela G. Spears,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Warren Spears, Jr., a married man,** HEREINAFTER CALLED THE GRANTEES, ***Her*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 4 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, Page 445 and by an Amendment to change name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James W. Spears, Jr. and wife, Pamela E. Spears by deed of record from Fox Ridge Homes, Inc., dated November 10, 1993 and recorded November 30, 1993 of record in Book 9166, Page 557, Register's Office, Davidson County, Tennessee. (Pamela E. Spears now known as Pamela G. Spears)

James W. Spears and James Warren Spears, Jr. are one in the same person.
Pamela E. Spears and Pamela G. Spears are one in the same person.
James W. Spears, Jr. and James Warren Spears, Jr. are one in the same person.
This conveyance is subject to Restrictive Covenants of record in Book 7351, Page 852, Book 7451, Page 739 and Book 8181, Page 112, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This is improved (X) property known as **1512 Aaronwood Drive Old Hickory, TN 37138**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ***GRANTEE(S), Her*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that we have lawfully seized and possessed of said land in fee simple, *have* a good right to convey it and the same is unencumbered, unless otherwise herein set out; and ***do(es)*** further covenant and bind ***ourselves ,our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),her*** heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this 7th day of March, 2005.

James W. Spears, Jr.

Pamela G. Spears

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Spears, Jr. and wife, Pamela G. Spears, the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of March, 2005.

Commission Expires: 5/24/08

Patricia K. Gober

Notary Public:

