Requested by and
Return to:
Recording Department
First American Lenders Advantage
1801 Lakepointe Drive, Suite 111
Lewisville, TX 75057
(469) 322-2500

Davidson County DEEDQC
Recvd: 04/08/05 12:27 3 pgs
Fees:17.00 Taxes:0.00

20050408-0038893

This instrument prepared by:
Tracy Sensing
5844 Cloverland Drive
Brentwood, Tennessee 37027

QUITCLAIM DEED

TITLE OF DOCUMENT

2896355-B5

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Tracy Sensing	Tracy Sensing	
5844 Cloverland Drive	5844 Cloverland Drive	Map/Parcel: 171-00-0 093.00
Brentwood, Tennessee 37027	Brentwood, Tennessee 37027	

FOR AND IN CONSIDERATION of ONE and no/100 Dollar ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Tracy Sensing, a single individual and James Fowler, a single individual by these presents do hereby quitclaim and convey unto the said Tracy Sensing, a single individual, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to .

Being the same property conveyed to Tracy Sensing, a single individual and James Fowler, a single individual by Deed from NOVEMBER 20, 2001 of record in Book *, Page *, said Register's Office.

* instrument # 20011120-0127066

This is unimproved ( ) property known as 5844 Cloverland Drive, Brentwood, Tennessee 37027

Improved (X)

Whenever 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 hand this 26 day of March, 2005 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Tracy Sensing

James Fowler

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, Marna Lawson, a Notary Public in and for said County and State, **Tracy Sensing** and **James Fowler** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 5844 Cloverland Dr. Brentwood, TN 37027 this 26 day of Mar, A.D., 2005.

STAMP/SEAL

MARNA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: MARCH 15, 2006

Marna Lawson
NOTARY PUBLIC
Notary Commission Expires: Mar 15 2006

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ ~~200 thousand~~ 0
Subscribed and sworn to before me this the 26 day of March, 2005

(Affix Seal)

Tracy Sensing
Affiant

Marna Lawson
Notary Public
My Commission Expires: Mar 15 2006

MARNA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: MARCH 15, 2006

EXHIBIT "A"

LAND IN 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY DORRIS E. BONER, SURVEYOR, AUGUST 24, 1961, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HARDSCUFFLE ROAD AT THE SOUTHEAST CORNER OF JESSE M. WILLIAMS PROPERTY; THENCE WITH SAID WILLIAMS' EASTERN BOUNDARY LINE, NORTH 2 DEG. EAST 373.9 FEET TO AN IRON PIN IN THE LINE OF THE PROPERTY CONVEYED TO FRED RICH AND WIFE, BY DEED FROM DOROTHY F. NORTON OF RECORD IN BOOK 3280, PAGE 373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

SOUTH 47 DEG. 30 MIN., EAST 200 FEET TO AN IRON PIN; SOUTH 27 DEG. WEST 149.5 FEET TO AN IRON PIN AND SOUTH 12 DEG. WEST 176 FEET TO THE NORTHERLY MARGIN OF HARDSCUFFLE ROAD; THENCE WITH THE SAME AROUND A SLIGHT CURVE, NORTHWESTERLY 138 FEET, MORE OR LESS, TO THE BEGINNING.

Being all of that certain property conveyed to TRACY SENSING & JAMES FOWLER from TRACY HOGAN NOW KNOWN AS TRACY SENSING, by deed dated 11/09/01 and recorded 11/20/01 in Deed Book 20011120, Page 0127066 of official records.