THIS INSTRUMENT PREPARED BY: CLOSING & TITLE SERVICES, INC., 533 RIVERGATE PARKWAY, GOODLETTSVILLE, TENNESSEE 37072

Davidson County DEEDQC
Recvd: 06/20/05 12:28 2 pgs
Fees:17.00 Taxes:0.00
20050620-0070313

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES MARION FULTON	SAME	MAP 52-06
ANTHONY S. CROSS		
MARGO JACKSON CROSS		PARCEL 90
745 TAHLENA AVENUE		
MADISON, TN 37115		

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to vest title in **JAMES MARION FULTON AND ANTHONY S. CROSS AND MARGO JACKSON CROSS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, we, **JAMES MARION FULTON AND ANTHONY S. CROSS**, by these presents do hereby quitclaim all of my interest unto **LARRY D. CRAIG, TRUSTEE**, his successors and assigns, as to the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: BEING Lot No. 90 on the plan of Map of Madison Heights Subdivision, Section I, as shown on plat of record in Plat Book 1424, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to James Marion Fulton and Anthony S. Cross by deed of record in Instrument No. 20041221-0151443, Register's Office for Davidson County, Tennessee.

This instrument was prepared based upon information furnished by the parties and without the benefit of a title examination.

This is improved property known as: 745 Tahlena Avenue, Madison, TN 37115

Said property is conveyed subject to such limitations, restrictions,and encumbrances as may affect the premises.

And now, I, the said **LARRY D. CRAIG, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **JAMES MARION FULTON AND ANTHONY S. CROSS AND MARGO JACKSON CROSS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, their heirs and assigns, the same interest in the same property here in above described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this 16th day of June, 2005.

JAMES MARION FULTON

ANTHONY S. CROSS

LARRY D. CRAIG, TRUSTEE

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 MARION FULTON AND ANTHONY S. CROSS, the bargainor(s), with whom I am personally acquainted, and who acknowledged that (s)he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 16 day of June, 2005.

GINA R. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 9-20-08

CTS\QUITCLAIM

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 Larry D. Craig, the Trustee, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 16th day of June, 2005.

NOTARY PUBLIC

GINA R. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 9-20-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

Sworn to and subscribed before me this 16th day of June, 2005.

NOTARY PUBLIC

GINA R. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-20-08

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