This instrument prepared by:
Nathaniel H. Koenig
212 Third Avenue North, Ste. 300
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 07/14/05 12:31 2 pg
Fees:12.00 Taxes:0.00
20050714-0081786

Address New Owner
Toni Annette Adams
853 Dover Glen Drive
Antioch, TN 37013

Send Tax Bills to:
Same

Map/Parcel/No.
149-7-C-17

QUIT CLAIM DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, I Howard Darnell Lea, hereinafter Grantor, have bargained and sold, and by these presents do transfer and convey unto Toni Annette Adams, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Final Plat, Highlands of Chelsea Village, Section One, of record in Instrument No. 20040309-0026802 Register's Office for said County to which reference is hereby made for a more complete description.

Being a portion or the property conveyed to Greenvale Construction LLC from Chelsea Village, LLC by Deed dated 03/17/04 and filed for record on 0719/04 in Instrument No. 20040811-0096926, Register's Office for Davidson County, Tennessee. Said Property having been a portion of the Property conveyed to Chelsea Village, LLC by Deed dated 07/15/02 and filed for record on 07/29/02 in Instrument No. 20020729-0090514 said Register's Office.

This conveyance is made subject to property taxes for the year 2004 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters set forth per Plat of record in Inst. No. 20040309-0026802, Register's Office for Davidson. PUD Boundary Plat of record in Instrument No. 20030203-0014146 said Register's Office. Storm Water Detention Agreement of record in Instrument No. 20030226-0025748 said Register's Office. HOA Charter of record in Book 8813, page 192and By-Laws of record in Book 8082, page 348 Register's Office for said County. Water Main Easement of record in Book 8127. page 873 said Register's Office. Sanitary Sewer Easement Restrictive covenants recorded in Book 8082, page 329, Book 8083, page 386, Book 8842, page 434 and Information Brochure in Book 8082, page 362 Davidson County, Register's Office.

Being the same property conveyed by Greenvale Construction Company, LLC by the to Toni Adams, of record in instrument number 20041110-0135698 Register of Deed's Office for Davidson County.

This is IMPROVED property known as 853 Dover Glen Drive, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the **GRANTEE**, her heirs and assigns, forever; and I do covenant with the said **GRANTEE** and I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, her heirs and assigns, against the lawful claims of all the persons whomsoever. 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.

IN WITNESS WHEREOF, the grantor has executed this Quitclaim Deed this ___ day of June, 2005.

X _____
HOWARD DARNELL LEA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for the State of County aforesaid, **HOWARD DARNELL LEA**, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of June, 2005.

_____
NOTARY PUBLIC

My Commission Expires: 03/31/07

The actual consideration for this transfer is $10.00

Joni Lea
AFFIANT

Subscribed and sworn to before me this 14 day of July, 2005.

_____
NOTARY PUBLIC

My Commission Expires: _____

NATHANIEL H. KOENIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009