Davidson County DEEDQC
Recvd: 08/05/05 12:37 2 pgs
Fees:12.00 Taxes:0.00

20050805-0092513

STEVEN P. BALDWIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0- .

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th DAY OF July, 2005.

NOTARY PUBLIC

My Commission expires: 9/18/07

THIS INSTRUMENT PREPARED BY:
Creative Title and Escrow, LLC
1994 Gallatin Road N, Ste 202
Madison, TN 37115

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mary Ann Riley **512 Parmer Avenue** **Nashville, TN 37205**	**same**	**116.13-92.00**

Quitclaim Deed

For and in Consideration of the sum of **$1.00** cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mary Ann Riley (f/k/a Mary Ann Zabaski) and husband John Wilton Riley,

by these presents do remise, release and QUITCLAIM unto

Mary Ann Riley and husband, John Wilton Riley,

all of our right, title and interest in a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 28 AND 29 ON THE PLAN OF BELLEMEADE SUBDIVISION, AS OF RECORD IN PLAT BOOK 1130, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property further conveyed to Mary Ann Riley (F.K.A. Marry Ann Zabaski) and husband, John Wilton Riley by Double Quitclaim Deed from Mary Ann Zabaski, dated 11/2/04 and filed for record 11/904 in Instrument No. 20041109-0134918, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed of record in Instrument No. 20010622-0066474, said Register's Office. See also Warranty Deed of record in Book 9059, page 947, said Register's Office.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters on the Plan of Record in Plat Book 1130, page 13, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 1066, page 618, said Register's Office.

MADR

unimproved ( )
This is improved ( ) property, known as: **512 Parmer Avenue**
Nashville, TN 37205

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 25th day of **JULY , 2005.**

Mary Ann Riley

John Wilton Riley

STATE OF **TENNESSEE**

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mary Ann Riley and John Wilton Riley,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 8 pm

This 25th day of July, **2005.**

Notary Public

My Commission Expires: 9/18/07

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN