Davidson County DEEDQC
Recvd: 08/16/05 08:31 1 pgs
Fees:12.00 Taxes:0.00
20050816-0096641

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

QUITCLAIM DEED

BW-20050172

STATE OF Tennessee
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF August, 2005

(Affix Seal) Notary Public

My Commission Expires 2-19-08

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Middle Tennessee Escrow Company
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To	Tax IDs
James Francis O'Connell	Same	084-10-0 021.00
2205 Maplecrest Drive		
Donelson, TN 37214		

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee(s), and for other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JAMES FRANCIS O'CONNELL AND JERSEY O'CONNELL, HUSBAND AND WIFE hereinafter called the Grantor(s), have bargained and sold, and do hereby Quitclaim and convey unto JAMES FRANCIS O'CONNELL, married, hereinafter called the Grantee(s), their heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 56 on the Map of Maplecrest Subdivision, as of record in Plat Book 1835, page 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Francis O'Connell and Jersey O'Connell, husband and wife by Warranty Deed from Terrell E. Cothran and wife, Judy Cothran, as tenants by the entirety dated July 15, 2005 and recorded in Instrument # 20050722008554 4, Register's Office for Davidson County, Tennessee

( ) unimproved
This is (X) improved property known as 2205 Maplecrest Drive, Donelson, Tennessee 37214.

Witness my/our hand(s) this 8th day of August, 2005:

James Francis O'Connell

Jersey O'Connell

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Angie McClanahan, a Notary Public in and for said County and State, the within named James Francis O'Connell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2005.

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires 7-19-08

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED