This instrument prepared by:
Denise Rains
4548 Xavier Drive
Antioch, Tennessee 37013

Davidson County DEEDQC
Recvd: 09/14/05 10:48 2 pgs
Fees:12.00 Taxes:0.00
20050914-0110526

Requested by and
Return to:
Recording Department
First American Lenders Advantage
1801 Lakepointe Drive, Suite 111
Lewisville, TX 75057
(469) 322-2500
320744 AK

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Denise Rains	Denise Rains	
4548 Xavier Drive	4548 Xavier Drive	Map/Parcel: 148-08-0-131.00
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

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, **Denise Rains, surviving spouse of J. Gordon Rains, also known as James Gordon Rains, as per attached certified copy of Certificate of Death** by these presents do hereby quitclaim and convey unto the said **Denise Rains, an unmarried woman**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 107 ON THE PLAN OF OAKWOOD TERRACE, SECTION 2 OF RECORD IN BOOK 4460, PAGES 118 AND 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY AND BEING DESCRIBED AS FOLLOWS:

SAID LOT NO. 107 FRONTS 65.0 FEET ON THE NORTHERLY MARGIN OF XAVIER DRIVE AND EXTENDS BACK 130.04 FEET ON THE EASTERLY LINE AND 130.0 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 67.0 FEET THEREON.

The express purpose of this conveyance is to Remove Deceased from Title.

Being the same property conveyed to **J. Gordon Rains and wife, Denise Rains** by Deed from Danny L. Keltner and Linda Pl Keltner, of record in Book 8641, Page 756, said Register's Office.

This is unimproved ( ) property known as 4548 Xavier Drive, Antioch, Tennessee 37013
Improved ( )

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 19 day of August, 2005 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Denise Rains
Denise Rains

ACKNOWLEDGMENT

STATE OF TN)
COUNTY OF Davidson) ss

Personally appeared before me, Ann Stathos Donnell a Notary Public in and for said County and State, **Denise Rains** 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 Nashville TN this 19 day of August, A.D., 2005.

NOTARY STAMP/SEAL

Ann Stathos Donnell State of Tennessee Notary Public Davidson County

NOTARY PUBLIC
Notary Commission Expires: 01/24/09

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 57,000.00
Subscribed and sworn to before me this the 19 day of August, 2005

(Affix Seal)

Denise Rains
Affiant

Notary Public
My Commission Expires: 01/24/09

Ann Stathos Donnell State of Tennessee Notary Public Davidson County