**After Recording Return To:**

Service Link
4000 Industrial Boulevard
Aliquippa, PA 15001
1-800-439-5451

**This Instrument Prepared By:**
William E. Curphey & Associates
2605 Enterprise Road East
Suite 155
Clearwater, Florida 33759

Davidson County DEEDQC
Recvd: 10/31/05 08:13 3 pgs
Fees:17.00 Taxes:0.00
20051031-0130755

# QUIT CLAIM DEED

**New Owner/ Property Being Conveyed**

JEAN S. NICHOLAS
224 Aurora Avenue
Madison, TN 37115

**Send Tax Bills To:**
New Owner

**Mail Tax Statement To:**
Jean S. Nicholas
224 Aurora Avenue
Madison, TN 37115

**Map & Parcel:**
34-13-209

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, on this 25 day of October 2005 PSY, 2005, I, JEAN S. NICHOLAS, f/k/a JEAN SON SPENCE, an unmarried person, as Grantor, and JEAN S. NICHOLAS, an unmarried person, as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

**"SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" INCLUDED HEREWITH AND MADE A PART HEREOF"**

Property Address: 224 Aurora Avenue, Madison, TN 37115

Witness my hand this the 25 day of October, 2005.

PATRICIA JAY GOULD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

JEAN S. NICHOLAS

F/K/A Jean Son Spence

f/k/a JEAN SON SPENCE

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JEON S. NICHOLES, f/k/a JEON SON SPENCE, the bargainor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged that he/she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal ~~this the~~ 25 day of October, 2005.

Patricia Jay Gould

Notary Public My Commission expires: 7-29-2006

PATRICIA JAY GOULD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I hereby swear or affirm that to the best of affects knowledge, information and belief that actual consideration for the transfer is $10.00.

Affiant's/Grantor's Name

Subscribed and sworn to before me this ~~the~~ 25 day of October, 2005.

Patricia Jay Gould

Notary My Commission expires: 7-29-2006

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

**Exhibit "A"**
**Legal Description**

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as Lot No. 3 on the Plan of Edgemeade Farm, as of record in Book 3600, Page 69, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property as conveyed from Richard Calvin Spence to Jean Son Spence, as sole owner, as described in Deed Book 6093 Page 912, Dated 06/02/1977, Recorded 07/13/1983in DAVIDSON County Records.

Tax/Parcel ID: 34-13-209