Davidson County DEEDQC
Recvd: 11/18/05 15:59 2 pgs
Fees:12.00 Taxes:0.00

20051118-0139935

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00-
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 2005.
Notary Public
MY COMMISSION EXPIRES: 7-2-06
(AFFIX SEAL)

B-AI-05-4822

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Magdolena Buzogany (NAME)	Birmingham Bancorp (NAME)	
4822 Apolo Drive (ADDRESS)	6230 Orchard Lake Rd. suite 280 (ADDRESS)	149-8-138
Nashville, TN 37211 (CITY) (STATE) (ZIP)	West Bloomfield, MI 48322 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Karoly Buzogany HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Maria Magdolena Buzogany HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 103 ON THE PLAN OF SECTION 2, BARCLAY SQUARE, OF RECORD IN PLAT BOOK 4660, PAGE 124, AMENDED IN BOOK 4967, PAGE 402, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARIA MAGDOLENA BUZOGANY BY QUITCLAIM DEED FROM KAROLY BUZOGANY, RECORDED ON THE 28TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030728-0105861, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. (The Quitclaim Deed from Karoly Buzogany to Maria Buzogany, recorded in Instrument No. 20030728-0105861, is defective in that plat reference is incorrect and prior deed reference is incorrect. Said instrument should be corrected, re-executed, re-acknowledged, and re-recorded; or a new instrument in proper form should be recorded (if from an individual, joinder of spouse or non-homestead statement).

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

See Exhibit "A"

Unimproved ( )
This is improved (X) property, known as 4822 Apolo Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 16th day of September, 2005.

Buzogany
Karoly Buzogany

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE CLAUDE D. WHATLEY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karoly Buzogany, the within named bargainor, 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.

Witness my hand and official seal this the 16th day of September, 2005.

Notary Public

My Commission Expires Sept. 30, 2006

My Commission Expires:

Sep.16. 2005 4:26PM No.6264 P. 2

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 103 ON THE PLAN OF SECTION 2, BARCLAY SQUARE, OF RECORD IN PLAT BOOK 4660, PAGE 124, AMENDED IN BOOK 4967, PAGE 402, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARIA MAGDOLENA BUZOGANY BY QUITCLAIM DEED FROM KAROLY BUZOGANY, RECORDED ON THE 28TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030728-0105661, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. (The Quitclaim Deed from Karoly Buzogany to Maria Buzogany, recorded in Instrument No. 20030728-0105661, is defective in that plat reference is incorrect and prior deed reference is incorrect. Said instrument should be corrected, re-executed, re-acknowledged, and re-recorded; or a new instrument in proper form should be recorded (if from an individual, joinder of spouse or non-homestead statement).
BEING THE SAME PROPERTY CONVEYED TO KAROLY BUZOGANY AND WIFE, MARIA M. BUZOGANY BY DEED OF RECORD IN INSTRUMENT NO. 20020809-0096358, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.