Davidson County DEEDQC
Recvd: 01/05/06 15:33 3 pgs
Fees:17.00 Taxes:0.00
20060105-0001842

THIS INSTRUMENT PREPARED BY:
PERRONE & YOUNG, ATTYS.
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map and Parcel #
Richard and Kelly Cheatham **4759 Pedley Avenue** **Norco, CA 92860-1690**	**New Owner**	**Map & Parcel** **131-02 123.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged **J. David Pearson, unmarried and Richard Cheatham and wife, Kelly Cheatham** by these presents do hereby quitclaim and convey unto **Richard Cheatham and wife, Kelly Cheatham** their heirs and assigns, all their right, title and interest in and to the following described tract of land:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Being all of the same property conveyed to Richard Cheatham and wife, Kelly Cheatham and J. David Pearson by deed from Marion M. Booker of record in Instrument No. X, Register's Office for Davidson County, Tennessee.

X20060105-0001837

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This improved property known as 2008A Galbraith Drive, Nashville, TN 37215.

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.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

This conveyance is done for the sole purpose of vesting fee simple in Richard Cheatham and wife, Kelly Cheatham, Unit 2008 A, Galbraith Drive, Nashville, TN 37215.

Witness my hand this 30th day of December, 2005.

Richard Cheatham by Kelly Cheatham, attorney in fact
Richard Cheatham

Kelly Cheatham by Kelly Cheatham, attorney in fact
Kelly Cheatham

J. David Pearson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared **J. David Pearson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, TN on this the 30th day of December, 2005.

Robin S Edwards
NOTARY PUBLIC

My commission expires: 3/28/07

ROBIN S. EDWARDS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Emily H. Prophet** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge herself to be the Attorney-in-fact for **Richard Cheatham and wife, Kelly Cheatham,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Richard Cheatham and wife, Kelly Cheatham** the within named bargainor(s) by the said **Emily H. Prophet** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 30th **day of December, 2005**

Robin S Edwards
Notary Public

My commission expires 3/28/07

ROBIN S. EDWARDS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is ***$ -0-*** and no other monetary consideration.

David O'Neil
Affiant

Sworn to and subscribed before me this 30th day of December, 2005.

Robin S Edwards
NOTARY PUBLIC

My commission expires: 3/28/07

ROBIN S. EDWARDS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007

LEGAL DESCRIPTION EXHIBIT A

Being Unit 2008A on the Plan of Galbraith Place Townhomes,, a Horizontal Property Regime with Private Elements as shown on Exhibit "C" to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. ~~Y~~ _____, Register of Deeds Davidson County, Tennessee.

~~Y~~20060105-0001838