File No. **T-32235-05**
Tax ID # 163-00-0-120-00

Davidson County DEEDQC
Recvd: 01/06/06 10:53 3 pgs
Fees:17.00 Taxes:0.00
20060106-0002210

This Quitclaim Deed, made this 23 day of Dec, 2005, by and between MARY JANE MEYER (formerly known of record as Mary Jane Spencer Meyer), married, party of the first part, Grantor; and PATRICK J. MEYER and MARY JANE MEYER, husband and wife, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of ONE AND 00/100 DOLLARS ($1.00), the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said PATRICK J. MEYER and MARY JANE MEYER, husband and wife, in fee simple, all that lot of ground situate in Davidson County, Tennessee and described as follows, that is to say:

SEE SCHEDULE "A" ATTACHED

Property Address: 2959 Babe Ruth Lane, Antioch, TN 37013

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said PATRICK J. MEYER and MARY JANE MEYER, in fee simple.

And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

_____

Mary Jane Meyer {Seal}
Mary Jane Meyer

STATE OF TENNESSEE, COUNTY OF DAVIDSON, to wit:

I hereby certify that on this 23 day of Dec, 2004, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Mary Jane Meyer, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Ann Stathos Donnell
State of Tennessee Notary Public
Davidson County

Notary Public
My commission expires: 01/24/09

State of Tennessee, County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $1.00.

Mary Jane Meyer {Seal}
Mary Jane Meyer

Subscribed and sworn to before me this 23 day of Dec, 2004.

Ann Stathos Donnell
State of Tennessee Notary Public
Davidson County

Notary Public
My Cer Exp 01/24/09

THIS DOCUMENT WAS PREPARED BY AND AFTER RECORDING, PLEASE RETURN TO:
First Title & Escrow, Inc
30 West Gude Drive
Rockville, MD 20850

Address of New Owner:
Patrick & Mary Jane Meyer
2959 Babe Ruth Lane
Antioch, TN 37013

Grantee and Tax Mailing Address
2959 Babe Ruth Lane
Antioch, TN 37013

Order No.
32235

Ticor Title Insurance
493 State Road 436 Casselberry, Florida 32707

Order No.
32235

LEGAL DESCRIPTION

CERTAIN DESCRIBED REAL PROPERTY SITUATED IN DAVIDSON COUNTY, AND DESCRIBED AS FOLLOWS: LAND IN THE 2ND, FORMERLY THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING PART OF THE LANDS OF MRS. PAMELA A. DAVIS, DECEASED, AS OF RECORD IN BOOK 57 PAGE 7, REGISTERS OFFICE FOR SAID COUNTY DESCRIBED ACCORDING TO A SURVEY MADE BY STEPHEN A. DRAPER, SURVEYER, JANUARY 6, 1960, AS FOLLOWS, BEGINNING AT A POINT IN THE CENTER OF A PRIVATE DRIVE; SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO PAUL W. MICHAEL AND WIFE, OF RECORD IN BOOK 3096, PAGE 149, REGISTER;S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE NORTH 82 DEG 0' WEST 166 FEET TO A POINT; THENCE SOUTH 6 ½ DEG., EAST 212 FEET TO POINT SAID POINT BEING A FENCE CORNER; THENCE SOUTH 12 DEG. 15' EAST 43 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION TO THE CENTER OF A PRIVATE ROAD, THENCE NORTH 8 DEG. WEST ALONG THE CENTER OF SAID PRIVATE ROAD 96 FEET TO A POINT; THENCE NORTH 2 DEG. EAST ALONG SAID CENTER LINE OF PRIVATE ROAD 134 FEET TO THE POINT OF BEGINNING, CONTAINING 1 ACRE, MORE OR LESS. BOOK: 8765 PAGE: 478 DOCUMENT#: 57614 Being the same property as transferred by Quit Claim Deed on 09/29/1992 and recorded 10/23/1992 from THOMAS LLOYD SPENCER to MARY JANE SPENCER MEYER , None Stated, recorded in Document Number 57614.