Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20060113-0005355

Prepared By and Returnable to:
Bone McAllester Norton PLLC (___)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Frances J. Underwood James R. Underwood 3922 West Valley Drive Nashville, TN 37211	New Owners	148-9-123

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Frances J. Underwood, formerly known as Frances J. Maupin "Grantor") does hereby quitclaim and convey unto Frances J. Underwood and husband, James R. Underwood (individually and collectively "Grantee"), and Grantee's heirs and representatives, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and all improvements and fixtures located thereon and all easements, privileges and appurtenances thereunto (collectively "Property") and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of Section Four, Locustwood, of record in Book 2330, page 137.
>
> Said Lot No. 27 fronts 80.0 feet on the southeasterly margin of West Valley Drive and extends back 192.60 feet on the northeasterly line and 226.80 feet on the southwesterly line to a dead line in the rear, measuring 113.1 feet thereon.
>
> Being the same property conveyed to J.B. Maupin, Sr. and wife, Frances J. Maupin by deed from Walter A. Seul and wife, Georgia R. Seul of record in Book 7185, page 828, Register's Office for Davidson County, Tennessee. The said J.B. Maupin, Sr. died on January 4, 1994 and his interest in the real property vested in his surviving spouse, Frances J. Maupin.

This is improved property known as 3922 West Valley Drive, Nashville, Tennessee 37211. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said Property is conveyed subject to such rights, interests, easements, limitations, restrictions, encumbrances and other matters as may affect the Property. The legal description is drawn from recorded documents/been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of January, 2006.

GRANTOR:

Frances J. Underwood

Frances J. Underwood, formerly known as Frances J. Maupin

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 11th day of January, 2006.

REBECCA ERICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Rebecca Erickson

Notary Public

My Commission Expires: 3/22/08

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rebecca Erickson, a Notary Public in and for said County and State, Frances J. Underwood, formerly known as Frances J. Maupin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2006.

REBECCA ERICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Rebecca Erickson

NOTARY PUBLIC

My Commission Expires: 3/22/08