Davidson County DEEDQC
Recvd: 02/07/06 09:55 3 pgs
Fees:18.00 Taxes:292.30
20060207-0014958

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this Twelveth day of November, 2004.

By first party, Grantor, Ezeama Ezebuiro, aka Jesse Cockrill,
Whose post office address is: 5001 Lydianna Ln Apt. 201, Suitland, Maryland 20746.
To second party, Grantee, Nancy Cockrill,
Whose post office address is: 632 Tulip Grove Rd. Hermitage, Tennessee 37076.

WITNESSETH, That the said first party, for good consideration and for the sum of
Dollar ($79,000.00)
Transfer by the said second party, the transfer whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee to wit:

Herein after called the Grantees, Home bargained and transfer and convey unto Nancy Cockrill, unmarried.

Herein called the Grantee, their Heirs and assigns a certain tract or parcel of land in Davidson County, Tennessee. Described as follow to unit:

Land in Davidson County, Tennessee being Lot No. 1-A, on the plan of resubdivisions of Strother subdivision, of record in Plat book 8250. page 231, Register's Office for said County, in which plan reference is hereby made for a more complete and accurate legal description.
This improved property, known as 632 Tulip Grove Rd, Hermitage, TN 37076.

Prepared By Ezeama J. Equin Ezebuiro
5001 - Lydianna Ln - Apt. 201
Suitland, M.D. 20746

New Owner: Send Tax Bill To New Owner -
Ms. Nancy Onita Cockrill
632 - Tulip Grove Rd.
Hermitage, TN 37076

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

MIKE MATTIE
Print name of Witness

Signature of Witness

Print name of Witness

Ezeama Ezebuiro
Signature of First Party

Ezeama Ezebuiro
Print name of First Party

Ezeama Ezebuiro
Signature of First Party

Ezeama Ezebuiro
Print name of First Party

State of Maryland }
County of Prince Georges }
On November 20 2006 before me, MICHAEL MATTIE ,
appeared EZEAMA EZEBUIRO
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

NOTARY PUBLIC PRINCE GEORGES CO.

Signature of Notary

Affiant ____Known ✓ Produced ID
Type of ID MD Lic
(Seal)

State of }
County of }
On before me, ,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant ____Known____Produced ID
Type of ID _____
(Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 29,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 21 DAY OF Feb 20 06
Deputy Register

Signature of Preparer

Print Name of Preparer

Address of Preparer

EXHIBIT "A"

Map / Parcel 075-00-0 062.01

LAND in DAVIDSON County, Tennessee, being Lot No. 1-A, on the Plan of RESUBDIVISION OF STROTHER SUBDIVISION, of record in Plat Book 8250, page 231, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the Grantors herein by deed of even date being recorded [redacted]h. 20000327-0030512

In the event that the described property, or an interest therein, is sold or conveyed without the prior written consent of the Holder(s) of the Note secured hereby, such Holder(s) shall be entitled to accelerate the debt and demand immediate payment of the entire obligation, principal and interest. The Holder(s) may require a change or changes in the terms of the obligation as a condition to giving such consent. For these purposes "an interest therein" is defined to include, but is not limited to, any transaction whereby the contracting party is or will become entitled to possession of the secured property.

Grantor(s) agree(s) that the note payments shall include one twelfth (1/12) of the annual taxes and insurance. Failure to pay said taxes and insurance in the monthly payment may at Holder's option be deemed a default under the terms hereunder and give rise to all the rights in favor of Holder(s) in connection therewith.