Prepared By:
N.R.E.I.S. OF PA
100 BEECHAM DRIVE
PITTSBURGH, PA
incidental to the issuance of a title insurance policy.
File Number: **05402967**
Parcel ID #: **091.15-0-057.00**

Quitclaim Deed
~~WARRANTY DEED~~
(INDIVIDUAL)

Davidson County DEEDQC
Recvd: 02/15/06 10:51 4 pgs
Fees:22.00 Taxes:0.00
20060215-0018194

Quitclaim Deed
This ~~WARRANTY DEED,~~ dated **January 20, 2006** by
Donald Dale Crockett and Ruth Owens Crockett, Husband and Wife
whose post office address is:
5309 Elkins Avenue, Nashville, TN 37209
hereinafter called the GRANTOR, to
DONALD DALE CROCKETT and CATHY BRADFORD, Father and Daughter
whose post office address is:
5309 ELKINS AVENUE NASHVILLE TN 37209
hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)
WITNESSETH: That the GRANTOR, for and in consideration of the sum of $1.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **DAVIDSON** County, Tennessee, viz: and convey interest
SEE ATTACHED LEGAL DESCRIPTION

The sole purpose of this deed is to remove Ruth Crockett and add Cathy Bradford.

Being the same premises conveyed to Donald Dale & Ruth Owens Crockett in deed book 2156, pg 389, dated 8/12/53 and recorded 8/13/1953.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2006** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

~~TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.~~

~~TO HAVE AND TO HOLD, the same in fee simple forever.~~ The new owner of this Property is Donald Dale Crockett and Cathy Bradford.
The tax bill is to be Sent to 5309 Elkins Avenue, Nashville, TN 37209.
~~AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.~~

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Eric Stewart
Print Witness Name: Eric Stewart

Signature: Eric Stewart
Print Witness Name: Eric Stewart

NATIONAL SETTLEMENT SOLUTIONS, INC.
2 EASTWICK DRIVE
SUITE 300
GIBBSBORO, NJ 08026

Donald Dale Crockett
Donald Dale Crockett

Ruth Owens Crockett
Ruth Owens Crockett

State of **Tennessee**
County of **DAVIDSON**

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on **01/20/2006** by:
Donald Dale Crockett and Ruth Owens Crockett, Husband and Wife
who is personally known to me or who has produced Drivers License as identification.

ERIC STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Signature: Eric Stewart
Print Name: Eric Stewart

My Commission Exp. July 19, 2008

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING PART OF BLOCK NO. 13 ON REALTY SAVINGS BANK & TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDTION, AS OF RECORD IN BOOK 421, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF ELKINS, FORMERLY SECOND AVENUE, AT A POINT 150 FEET EAST OF THE EASTERLY MARGIN OF 54TH AVENUE NORTH, FORMERLY RICHLAND AVENUE;

THENCE WITH THE SOUTHERLY MARGIN OF ELKINS AVENUE, EASTWARDLY 50 FEET; THENCE SOUTHWARDLY 180 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, WESTWARDLY 50 FEET TO A POINT 121.3 FEET EAST OF THE EASTERLY MARGIN OF 54TH AVENUE NORTH; THENCE NORTHWARDLY 180 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED FROM JOSEPH G. CHERRY AND WIFE, ENDA E. CHERRY TO DONALD DALE CROCKETT AND WIFE, RUTH OWENS CROCKETT BY DEED RECORDED 08/13/1953, IN BOOK 2156, PAGE 389 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ADDRESS: 5309 ELKINS AVE.; NASHVILLE, TN 37209 TAX MAP OR PARCEL ID NO.: 091.15-0-057.00

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STATE OF Tennessee)
COUNTY OF Davidson)Ss.

On 1-20-06, before me, Eric Stewart
personally appeared Donald Dale Crockett and
Ruth Owens Crockett 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 in said County and State

My Commission Exp. July 19, 2008

OATH OF CONSIDERATION

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSACTION IS $1.00.

WITNESS: x Mandy McNamee
Mandy McNamee

STATE OF New Jersey
COUNTY OF Camden

On 1/20/2006 **, before me,** Maria Furfari
personally appeared Mandy McNamee **and**
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.

Maria A. Furfari
Notary Public in said County and State

MARIA A. FURFARI
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 8/31/2006