06TN309

QUIT CLAIM DEED

mail to:

This Instrument prepared by:
Bonnie Garrison
K. E. L. Title Insurance Agency, Inc.
1301 W. Colonial Dr.
Orlando, Florida 32804
File Number: 06TN309
Parcel ID No: 10803 0110.00

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive
St. Paul, MN 55117

Record 1st
2960 95041-01

THIS INSTRUMENT, made and entered into by and between **Ladema Champion, a unmarried woman, f/k/a Ladema Duncan,** party of the first part and **Ladema Champion, a unmarried woman,** as tenant by the entirety, party of the second part, WITNESSETH:

That for the consideration of $10.00 cash and other good and valuable consideration paid by party(s) of the second part to party(s) of the first part, the receipt of which is hereby acknowledged, party(s) of the first part do/does hereby grant, bargain, sell, release, remise, quitclaim, and convey unto party(s) of the second part, and unto his/her/their heirs and assign forever, all his/her/their right, title and interest, in and to the following lands lying in the County of Davidson and State of Tennessee, to wit:

BEING LOT 114-A, ON THE ZONE LOT DIVISION OF PATIO VILLA, SECTION 6, OF THE RECORD IN PLAT BOOK 6250, PAGES 570 AND 571, REGISTER'S OFFICE FOR DIVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
BEING THE SAME PROPERTY CONVEYED TO LADEMA DUNCAN BY DEED FROM JIM B. SMITH AND RECORDED JULY 29, 1999 IN BOOK 11593, PAGE 768, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDQC
Recvd: 02/17/06 10:12 1 pg
Fees:12.00 Taxes:0.00
20060217-0019210

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantees herein.

IN TESTIMONY WHEREOF I/we have executed this instrument on the 31 day of January, 2006.

f/k/a Ladema Duncan **Ladema Champion**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Ladema Champion, f/k/a Ladema Duncan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be within named person(s) and that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 31 day of January, 2006.

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Ladema Champion

Subscribed and sworn before me this the 31 day of January, 2006.

Notary Public

My commission expires:

Property Address:	1014 Patio Drive Nashville, Tennessee 37214
Owner's Name and Address and Send Taxes to:	Ladema Champion 1014 Patio Drive Nashville, Tennessee 37214
Parcel Number:	10803 0110.00

U29695041-01KE01
QUIT CLAIM DEED
LOAN# 0144499548-5524
US Recordings