Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/27/06 10:38 3 pgs
Fees:17.00 Taxes:0.00

20060327-0034404

ET-06-0222A

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 09-16-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip A. Hart	Washington Mutual Bank, FA	
(NAME)	(NAME)	034-050-086.00
210 Alta Loma Road	P.O. Box 100590	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Florence, SC 29501-0590	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Michelle Johnson, an unmarried person, and Phil Heart (sic Hart), formerly an unmarried man, now married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Phillip A. Hart, a married man HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, BEING Lot No. 3 on the Plan of Gregory's unrecorded resubdivision of part of Lot No. 19 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof. Said property described according to a copy of the unrecorded survey made by H. Gee, surveyor, dated February 11, 1959, as follows:

BEGINNING at a point at the southerly margin of Alta Loma Road at a point 110 feet east of the easterly right-of-way of the L & N Railroad at the corner of Lots No. 2 and 3 on said plan; thence with the line between said lots southerly 227.7 to a point, which is 100 feet east of said railroad right-of-way; thence easterly 50 feet to a point at the common corner of Lots No. 3 and 4 on said plan; thence with the line between said lots, north 227 feet to a point in the southerly margin of Alta Loma Road; thence with the margin of the same, westerly 55 feet to the beginning.

INCLUDED BUT SPECIFICALLY EXCLUDED FROM THE ABOVE:

BEGINING at a point on the existing south margin of Alta Loma Road, the northwest corner of this tract; thence with said south margin south 77 degrees 54' east 55 feet to a point; thence south 4 degrees 00' west 0.1 feet to a point; thence in a westerly direction, with a curve to the left having a central angle of 0 degrees 49' 42" radius of 3,799.71 feet, 54.9 feet to a point; thence north 2 degrees 45' east 0.5 feet to the prior point of beginning, and containing approximately 29 square feet.

Said property being the same property conveyed to Michelle Johnson, an unmarried person, and Phil Heart*, an unmarried person, by Special Warranty Deed from Household Financial Center, Inc., executed on October 3, 2003, of record at Instrument 20031008-0149249, Register's Office of Davidson County, Tennessee; AND re-recorded to clearly show signature as witness, of record at Instrument No. 20031017-0158115, Register's Office of Davidson County, Tennessee.

*Due to a scribner's error, Phil 'Hart' erroneously took title as Phil 'Heart.'

Phil Heart, Phil Hart, and Phillip A. Hart are one and the same person.

This conveyance is subject to any and all easements and restrictions of record, if any exist.

Subject to all matters as set forth per Book 421, page 44, said Register's Office.

unimproved ( )
This is improved (x) property, known as 210 Alta Loma Road, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 22nd day of March, 2006.

Michelle Johnson

Phillip A. Hart

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned }, a Notary Public in and for said County and State, the within named Michelle Johnson, Phillip A. Hart,the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 22nd day of March, 2006.

My Commission Expires 09.16.07

Beverly J. Heatherly
Notary Public

