Davidson County DEEDQC
Recvd: 05/01/06 12:32 2 pgs
Fees:12.00 Taxes:0.00
20060501-0049632

This instrument prepared by:
LandAmerica OneStop
600 Clubhouse Drive
Suite 100
Moon Township, PA 15108
31137070-1

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117

QUITCLAIM DEED (2)

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Sharon A. Peters, et al
4224 Kings Court
Nashville, Tennessee 37218

MAIL TAX STATEMENT TO:
Sharon A. Peters, et al
4224 Kings Court
Nashville, Tennessee 37218

MAP PARCEL NUMBERS:
Map/Parcel: 58.15-23

FOR AND IN CONSIDERATION of ONE and no/100 Dollar ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Anne G. Peters, an unmarried woman who acquired title as surviving spouse of James C. Peters by these presents do hereby quitclaim and convey unto the said Sharon A. Peters and James Peters, wife and husband and Anne G. Peters, an unmarried woman, all as joint tenants with right of survivorship, and not as tenants in common, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SAID LOT NO. 14, WHICH IS A CORNER LOT, FRONTS 202.00 FEET ON THE EASTERLY MARGIN OF KINGS COURT AND FRONTS 174.00 FEET ON THE SOUTHERLY MARGIN OF KINGS LANE, SAID FRONTAGE BEING JOINED BE A CURVE HAVING A LENGTH OF 39.27 FEET, AND EXTENDS BACK 227.0 FEET ON THE EASTERLY LINE AND 199.0 FEET ON THE SOUTHERLY LINE TO A POINT OF INTERSECTION.

The express purpose of this conveyance is to Add Co-Owner to Title.

Being the same property conveyed to Anne G. Peters, surviving spouse of James C. Peters by Deed from Anne G. Peters and Richard Manson, Trustee of record in Instrument No. 200003140026214 said Register's Office.

This is unimproved (✓) property known as 4224 Kings Court, Nashville, Tennessee 37218
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 13th day of April, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anne G Peters
Anne [redacted]

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, Tamara K. Teague, a Notary Public in and for said County and State, **Anne G. Peters** the within named bargainor, individual(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.

Given under my hand and official seal of office at _____
this 13th day of April, A.D., 2006.

NOTARY STAMP/SEAL

TAMARA K. TEAGUE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 25, 2006

Tamara K Teague
NOTARY PUBLIC
Notary Commission Expires: 11/25/06

AFFIDAVIT OF VALUE

STATE OF Kansas)
COUNTY OF Johnson)

The actual consideration or value whichever is greater, for this transfer is $ 1.00
Subscribed and sworn to before me this the 13th day of April, 2006

(Affix Seal)

Affiant

Mike Zerr
Notary Public
My Commission Expires: 1-23-10

NOTARY PUBLIC - State of Kansas
MIKE ZERR
My Appt. Expires 1-23-10

U31138970-010P02
QUIT CLAIM DEED
LOAN# 2006066612
US Recordings