Davidson County DEEDQC
Recvd: 05/11/06 14:28 2 pgs
Fees:12.00 Taxes:0.00

20060511-0055579

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

QUITCLAIM DEED

ET-06-0310

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

Connie J. Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2006.

Beverly J. Heatherly
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
Chadwick J. Broadbent	First Horizon Home Loan Corp.	
(NAME)	(NAME)	
4133 Helena Bay Court	1555 W. Walnut Hill Lane; Ste 200	97 8 106 .00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Irving, TX 75038	
(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, Chadwick J. Broadbent and wife, Ava Broadbent HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Chadwick J. Broadbent 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:

Land in Davidson County, Tennessee, BEING Lot No. 10 on the Plan of Lake Park, Section Twelve, as of record in Plat Book 8250, page 804, Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Chadwick J. Broadbent and wife, Ava Broadbent by Quitclaim Deed from Louise N. Turpin, Trustee, for the purpose of creating a tenancy by the entirety (and from Chadwick J. Broadbent to the said Louise N. Turpin, Trustee), executed on January 9, 2001, of record at Instrument No. 20010112-0003794, Register's Office of Davidson County, Tennessee; AND also being the same property previously conveyed to Chadwick J. Broadbent, unmarried, by Warranty Deed from Lake Park, Section 12, LLC, executed on November 2, 1998, of record in Book 11188, page 204, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions, of record in Book 10598, page 511, Register's Office of Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 4133 Helena Bay Court, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 3rd day of May, 2006.

Chadwick J. Broadbent

Ava Broadbent

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 Chadwick J. Broadbent, Ava Broadbent,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 3rd day of May, 2006.

My Commission Expires 09-16-07

Notary Public