THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2006.

Notary Public
My Commission Expires: 1-27-07
(AFFIX SEAL)

FROM:	TO:
JEFFREY M. COSBY	CANDICE C. COSBY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Candice C. Cosby 613 Hardin Shire Drive Old Hickory, TN 37138	Chase Manhattan Mortgage 155 Franklin Road, Ste. 350 Brentwood, TN 37027	MAP # 64-13-A PARCEL # 18

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jeffrey M. Cosby, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Candice C. Cosby, hereinafter called the GRANTEES, their heirs and assigns all their right, title, and interest in and to that certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Villages at Southfork, as of record in Book 6900, Page 482, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jeffrey M. Cosby and wife, Candice C. Cosby by deed from Randel B. Worth, a married person and wife, Angela D. Worth, of record in Book 11593, Page 850, dated July 23, 1999, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

The street address of the Real Property is 613 Hardin Shire Drive, Old Hickory, TN 37138, ____ Unimproved/ X Improved real property.

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

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 8th day of May, 2006.

GRANTORS -

Jeffrey M. Cosby

Davidson County DEEDQC
Recvd: 05/12/06 11:33 2 pgs
Fees:12.00 Taxes:0.00

20060512-0055984

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey M. Cosby, 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 Nashville, Tennessee, this 8th day of May, 2006.

My Commission Expires: 1-27-07

Notary Public

