Davidson County DEEDQC
Recvd: 05/26/06 10:07 2 pgs
Fees:12.00 Taxes:0.00

20060526-0062148

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2006.

Notary Public

(Affix Seal)

My Commission Expires: 2/17/08

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File # -06D0180

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Richard W. LaRue,	ABN AMRO Mortgage Group, Inc.	12-00-147
1882 Baker Road	761 Old Hickory Blvd., Suite 401	
Goodlettsville, TN 37072	Brentwood,TN 37027	

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee(s), and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, LISA ANNE FORD hereinafter called the Grantor(s), have bargained and sold, and do hereby Quitclaim and convey unto RICHARD W. LARUE, hereinafter called the Grantee(s), their heirs and assigns, all of my right, title, and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

See Attached Exhibit "A"

( ) unimproved
This is (X) improved property known as **1882 Baker Road, Goodlettsville, Tennessee 37072**

Witness my/our hand(s) this **28th** day of **April**, **2006**:

Lisa Anne Ford

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Anne Ford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 28th day of April, 2006.

Notary Public

My Commission Expires: 2/17/08

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Exhibit "A"

Land in Davidson County, Tennessee, being Tract No. 2 described according to an unrecorded survey by Kessinger & Associates, dated September 12, 1986, as follows:

Beginning at an iron pin in the south margin of Baker Road, said pin being located along the south margin of Baker Road from and iron pin marking the northwest corner of tract of land which belongs to Annie Mai Tarpley, having a deed reference in Deed Book 6484, page 605, Register's Office for Davidson County, Tennessee, N 74 deg 33' 48" W. 50.00 feet to the point of beginning, the northeast corner of this tract and continuing with a new line as follows: S 30 deg 19' 32" W 440.00 feet to an iron pin; thence S 35 deg 38 ' 07" W 1539.88 feet to an iron pin marking a corner to a tract of land which belongs to James Wilks, having a deed reference in Deed Book 5353, page 741, Register's Office for Davidson County, Tennessee; thence S 6 deg 15" 02" W, with a fence, 1123.24 feet to an iron pin marking the southwest corner of said tract of land which belongs to James Wilks and the northwest corner of tract of land which belong s to Helen L. Lanius, having a deed reference in Deed Book 5709, page 495, Register's Office for Davidson County, Tennessee; thence S 7 deg 04' 35" W. 124.37 feet to an iron pin in the north boundary of a tract of land which belongs to Perry L. Harper, having a deed reference in Deed Book 6662, page 081, Register's Office for Davidson County, Tennessee, the southwest corner of said tract of land which belongs to Helen L. Lanius; thence N 83, deg 48' 19" W, passing south of a fence and passing a corner to said tract of land which belongs to Perry L. Harper and a tract of land which belongs to David W. Torr, having a deed reference in Deed Book 6552, page 935, Register's Office for Davidson County, Tennessee, 500.00 feet in all to an iron pin in the north boundary of said tract of land which belongs to David W. Torr; thence with a new line as follows: N 6 deg 21' 50E 1223.28 feet to an iron pin; thence N 47 deg 24' 21" E 1838. 23 feet to an iron pin; thence N 30 deg 19' 32" E. 430.00 feet to an iron pin in the south margin of Baker Road; thence S 74 deg 07' 22" E, with the south margin of Baker Road, 50.00 feet to the point of beginning, containing 23.12 acres as survey by Kessinger & Associates, September 12, 1986.

Being the same property conveyed to Lisa Anne Ford and Richard W. LaRue, joint tenants with survivorship, by Warranty Deed from Richard C. Kessinger and wife, Phyllis M. Kessinger of record in Book 7460, page 984, Register's Office for Davidson County, Tennessee.

Lisa Anne Ford