Davidson County DEEDQC
Recvd: 06/06/06 08:43 4 pgs
Fees:22.00 Taxes:0.00
20060606-0066503

This instrument prepared by:
Francine Faught
3313 Valley Creek Lane
Nashville, Tennessee 37207

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
James and Francine Faught	James and Francine Faught	
3313 Valley Creek Lane	3313 Valley Creek Lane	Map/Parcel: 50.07-104
Nashville, Tennessee 37207	Nashville, Tennessee 37207	

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, **Andrew Phillips, a married man and joined by his spouse Joni Yvonne Phillips, and Francine Faught, formerly known as Francine Phillips, a married woman and joined by her spouse James W. Faught, Jr., who acquired title incorrectly as husband and wife** by these presents do hereby quitclaim and convey unto the said **James W. Faught, Jr. and Francine Faught, husband and wife 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:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING LOT NO. 165 ON THE PLAN OF SECTION NINE, VILLAGE BY THE CREEK OF RECORD IN PLAT BOOK 7900 PAGE 699, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The express purpose of this conveyance is to add spouse.

Being the same property conveyed to Andrew Phillips, and wife, Francine Phillips, by Deed from Michelle Davis, married, and Annie Floyd Davis, unmarried of record as Instrument No. 20030513-0063969 said Register's Office.

This is unimproved ( ) property known as 3313 Valley Creek Lane, Nashville, Tennessee 37207

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.

RETURN TO:
Chicago Title #1128886
ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001
800-439-5451

Witness our hand this 26th day of January, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andrew Phillips

Joni Yvonne Phillips

Francine Faught FKA Francine Phillips

James W. Faught, Jr.

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Gloria M. Jackson, a Notary Public in and for said County and State, **Andrew Phillips and Joni Yvonne Phillips** and **Francine Faught, f/k/a Francine Phillips and James W. Faught, Jr.** 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 26th day of January, A.D., 2006.

NOTARY STAMP/SEAL

GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Gloria M. Jackson NOTARY PUBLIC

Notary Commission Expires MAR. 21, 2009

AFFIDAVIT OF VALUE

STATE OF _____)

COUNTY OF _____)

The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me this the ____day of _____, 20____

(Affix Seal)

_____
Affiant

_____
Notary Public

My Commission Expires: _____

OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF BEAVER)

I, Anthony F. Trevino hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 (Zero), which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Anthony F. Trevino
Affiant

Affiant Anthony F. Trevino, subscribed and sworn before me this 2 day of June 2006.

Notary Public

My commission expires: 4.17.10

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nicole M. Yonlisky, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Apr. 17, 2010
Member, Pennsylvania Association of Notaries

Exhibit "A"
Legal Description

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being Lot No. 165 on the Plan of Section Nine, Village By the Creek of record in Plat Book 7900 Page 699, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed from Michelle Davis, married, and Annie Floyd Davis, unmarried, to Andrew Phillips and wife, Francine Phillips, as described in Deed Instrument No. 20030513-0063969, dated 05/02/2003, recorded 05/13/2003 Davidson County Records.

Tax ID: 50.07-104