Davidson County DEEDQC
Recvd: 07/06/06 12:24 2 pgs
Fees:12.00 Taxes:0.00
20060706-0080879

THIS INSTRUMENT PREPARED BY:
Infinity Title, LLC
402 BNA Dr Ste 401
Nashville, TN 37217

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Americas Home Buyer 503 Broadmoor Drive Nashville, TN 37216	NEW OWNER	061-060/00900

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Ethan Hotchkiss and wife Tiffany Hotchkiss, hereinafter referred to as the "GRANTOR" and America's Home Buyers, Inc., hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Ethan Hotchkiss and wife Tiffany Hotchkiss, have this day quitclaimed unto America's Home Buyers, Inc., any right, title and interest in and to certain real property located in Davidson, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Gra-Mar Acres, Section Six of record in Book 2331, page 43, Register's Office for said County.

Said Lot No. 157 fronts 148.0 feet on the northerly margin of Broadmoor Drive and extends back 350.0 feet on the easterly line and 385.7 feet on the broken westerly line to a dead line in the rear, measuring 25.0 feet thereon.

Being the same property conveyed to Ethan Hotchkiss and wife, Tiffany Hotchkiss on 04/19/2006, by deed from Charles R. Tiner and wife, Jo Ann Tiner, filed for record on 04/24/2006 in Instrument No. 20060424-0048601, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set his hand on this the 27th day of June, 2006.

Ethan Hotchkiss

Tiffany Hotchkiss

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Ethan Hotchkiss and wife, Tiffany Hotchkiss, 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 27th day of June, 2006.

Notary Public

Commission Expiration

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 27th day of June, 2006.

My commission expires:

Notary public

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22 2010