THIS DOCUMENT PREPARED BY (AND
AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03017

Davidson County DEEDQC
Recvd: 07/13/06 14:05 2 pgs
Fees:12.00 Taxes:0.00
20060713-0084590

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QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT HAS NOT CONDUCTED AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS AS TO THE ACCURACY OF THE DESCRIPTION, STATUS OF TITLE, NOR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jerome Marquardt, unmarried**, hereinafter referred to as Grantor, does hereby bargain, sell, remise, release, quit claim and convey unto **Jerome Marquardt, unmarried and Cynthia Christine Clark, unmarried, as tenants in common with rights of survivorship** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lots No. 33, 34 & 35 of Block "A" on the Map of Greenland Estates, as shown by plat of record in Book 974, Page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Chaundra D. Sheppard, dated June 20, 2001, and recorded October 10, 2001, in the Register's Office for Davidson County, Tennessee, Instrument Number 200110100110247

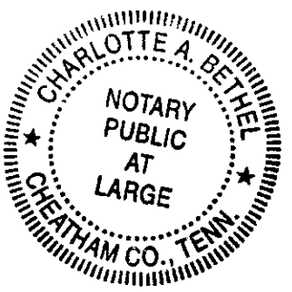
~~TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.~~

WITNESS Grantor's hand this 21st day of April, 2006.

_____ (Seal)
Jerome Marquardt

State of TENNESSEE
County of DAVIDSON

On this the 21st day of April, 2006, before me, the undersigned officer, personally appeared **Jerome Marquardt, unmarried**, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.



Charlotte A. Bethel
Notary Public

My Commission expires: 4-16-08

Name of Owner and Property Address:
Jerome Marquardt
2211 Murray Place
Nashville, TN 37216

Person Or Entity Responsible For Payment Of Taxes:
Coastal Mortgage Services
11230 Carmel Commons Blvd
Charlotte, N.C. 28226

Tax Parcel ID#: 062-13-0-015.00