Davidson County DEEDQC
Recvd: 08/21/06 10:42 2 pgs
Fees:12.00 Taxes:0.00

20060821-0102721

Quitclaim Deed

AT-20060133

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 28th day of June, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 Mallory Station Road, A-1
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
Jonathan Sewell	SAME	082-0-0 039.00
5204 Louisana Ave		
Nashville, TN 37209		

KNOW ALL MEN BY THESE PRESENTS that Jonathan Sewell and Gregory Thornton, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged. Has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto Jonathan Sewell, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 55 on the Plan of Sharpe and Horn's 2nd Subdivision of Lidsley Property, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Included in said description but excluded from this conveyance is that portion of land conveyed to F.P. Notgrass, a widower, by Quitclaim Deed from Oscar Pointer and wife, Mary Elizabeth Pointer, dated January 24, 1984 and recorded February 8, 1984 in Book 6228, page 271, Register's Office for Davidson County, Tennessee and further described as follows;

The northerly 2 feet of Lot No. 55 on the Plan of Sharpe and Horn's2nd Subdivision of Lidsley Property as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee. Said part of Lot No. 55 fronts 2 feet on the westerly boundary of Joseph Street and runs back between parallel lines 145 feet to a dead line measuring 2 feet thereon.

Being the same property conveyed to Jonathan Sewell and Gregory Thornton from CLS Investment Property, Inc. by Warranty Deed dated June 28, 2006 and recorded June 29, 2006 in Instrument #20060629-0078111, Register's Office for Davidson County, Tennessee.

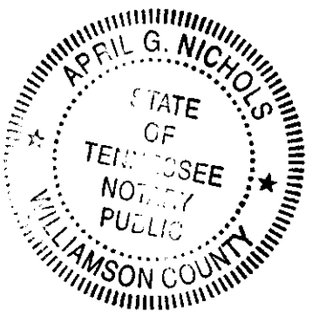
( ) unimproved
This is (X) improved property known as 1118 Joseph Avenue, Nashville, TN 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 28th day of June, 2006.

Jonathan Sewell

Gregory Thornton



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said county and state, the within named Jonathan Sewell and Gregory Thornton, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Williamson, Tennessee, this the 28th day of June, 2006.

Notary Public

My Commission Expires: 6-26-07