Davidson County DEEDQC
Recvd: 10/06/06 10:28 2 pgs
Fees:12.00 Taxes:0.00
20061006-0124400

Prepared:
Tony Carlew

DEED IN LIEU OF FORECLOSURE

New Owner & Send Tax Bills:
Tony Carlew
441 Harding PL Apt F-6
Nashville TN 37211

STATE OF TENNESSEE

COUNTY OF DAVIDSON

QUITCLAIM DEED

This Deed is made and entered into this the day 4th of October 2006

by Robert V. Ransom (hereinafter referred to as "Grantor") in favor of Tony L. Carlew

(hereinafter referred to as "Grantee").

WITNESSETH:

THAT, Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid and other good and valuable consideration the receipt, adequacy and sufficiency of which are hereby acknowledged by Grantor, Grantor has bargained, sold and by these presents does hereby bargain, sell, remise, release and forever quitclaim unto and in favor of Grantee, Grantee's heirs, successors and assigns, all of Grantor's right, title, interest, claim or demand which Grantor has or may have in and to that certain tract or parcel of land, together with any improvements located thereon, being more particularly described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property", located at 616 Malta Drive, Sub: LOT 72 SEC 2 HAYNES HEIGHT.

Source of Title: 20060814-0100085

The conveyance set forth herein by Grantor to Grantee is made in lieu of the foreclosure by Grantee of that certain Deed to Secure Debt from Tony Carlew's Deed of Trust dated 08/11/06, recorded in Deed Book , reference number 20060811-0099326 in Davidson County, Tennessee Records ,said Deed to Secure Debt having been transferred and assigned to Robert V. Ransom, Grantor by Assignment to Tony L. Carlew, Grantee dated October 4th, 2006, recorded in Deed Book, Davidson County Records Division

To have and to hold the Property unto Grantee, Grantee's heirs, successors and assigns, so that neither Grantor, Grantor's heirs, successors and assigns, nor any other person or persons claiming by through or under Grantor shall have any right, title or interest in or to the Property.

IN WITNESS WHEREOF, Grantor has hereunto affixed its hand and seal as of the day and year first above

Grantor: Tony L Carlew

(Seal)

Unofficial Witness Grantor Leona M. Mayo

Grantee: R. Ransom

LEONA M. MAYO
Notary Public
At
[Notary Seal]
DAVIDSON TENN.

My Commission Expires:

My Commission Expires
September 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1.00
Tony L Carlew
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 6 DAY OF Oct 20 06
Deputy Register

Davidson County DEEDQC
Recvd: 08/14/06 14:58 1 pgs
Fees:12.00 Taxes:0.00

20060814-0100085

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Vincent Ransom
Affiant

Subscribed and sworn to before me on this
~~12th~~ 04 day of ~~January, 1999.~~ August 2006

Leroy Cain Jr.
Notary Public
My commission expires: 7/24/10

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES July 24, 2010

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel
		59-15
Robert V. Ransom, Jr.	**SAME**	44 pw
616 Malta Drive		
Nashville, Tennessee 37207		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, Vincent Ransom, have bargained and sold and hereby convey, remise, release and forever quitclaim all of my right, title and interest in the below tract or parcel of land located in Davidson County, Tennessee, to my brother, Robert V. Ransom,his respective heirs and assigns, in such a manner that grantee shall acquire by means of this conveyance a fee simple absolute. Said tract or parcel of land being conveyed hereunder is described as follows:

Land in Davidson County Tennessee, being Lot No. 72 on the Map of Haynes Heights, Section II, as of record in Book 2331, page 58, Register's Office for said County. Said Lot No. 72 fronts 140 feet on the northerly side of Malta Drive and runs back 363.6 feet on the westerly line and 358 feet on the easterly line to a deed line in the rear, measuring 56.7 feet thereon.

Being the same property inherited by Robert V. Ransom, Jr. and Vincent Ransom, being the sole heirs at law of Margie Hairston Ransom, by Affidavit of Heirship, found at 20060814 0100084 **Register's Office of Davidson County, Tennessee. The said MARGIE HAIRSTON RANSOM, having died without a Will on October 06, 1996.**

This **IS IMPROVED and FINISHED PROPERTY** known as 616 Malta Drive, Nashville, Tennessee 37207.

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

WITNESS my hand this 4 **day of August, 2006.**

Vincent Ransom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public in and for said County and State, the within named Vincent Ransom, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 4th ~~of July~~ August 2006.

Leroy Cain Jr.
NOTARY PUBLIC

My commission expires: 7/24/2010

LEROY CAIN, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
July 24, 2010