THIS DOCUMENT PREPARED BY (AND
AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03114

Davidson County DEEDQC
Recvd: 10/18/06 12:51 2 pgs
Fees:12.00 Taxes:0.00

20061018-0129381

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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, **Nina M. Palmer n/k/a Nina M. Williams** , hereinafter referred to as Grantor, does hereby bargain, sell, remise, release, quit claim and convey unto **Heath Williams, and Wife, Nina M. Williams,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 13 and the westerly one half of Lot No. 14 on the plan of Power and Roth's Madison Park Subdivision, Block 1, of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 and the westerly one half of Lot No. 14 fronts together 90 feet on the southwesterly margin of Emmett Avenue and extends back 200 feet between parallel lines to a dead line in the rear measuring 90 feet thereon.

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 warranty deed from Charles Kevin Marston and wife, Patricia J. Marston, dated June 23, 1997, and recorded June 24, 1997, in the Register's Office for Davidson County, Tennessee, in Book 10503, at Page 27. Nina M. Palmer having since married and is now known as Nina M. Williams

~~TO HAVE AND TO HOLD~~ same unto Grantees, and unto ~~Grantees' 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 17th day of August, 2006.

Nina M. Williams {Seal}
Nina M. Williams

State of TENNESSEE
County of DAVIDSON

On this the ~~9th~~ 17th day of ~~June~~ August, 2006, before me, the undersigned officer, personally appeared * known to me (or satisfactorily proven) to be the party executing the foregoing instrument and ~~he~~ she acknowledged that ~~he~~ she executed same as ~~his~~ her free act and deed.

*Nina M. Williams

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, My Comm. Exp. Nov. 25, 2006

Notary Public

My Commission expires: 11-25-06

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nina M. Williams
Affiant

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, My Comm. Exp. Nov. 25, 2006

Notary Public

My Commission expires: 11-25-06

Name of Owner and Property Address:
Heath Williams and Nina M. Williams
226 Emmit Avenue
Madison, TN 37115

Person Or Entity Responsible For Payment Of Taxes:
Ownit Mortgage Solutions, Inc.
11700 Great Oaks Way, Suite 36
Alpharetta, GA 30022Heath Williams and Nina M. Williams

Tax Parcel ID#: 051-08-0-064.00