Davidson County DEEDQC
Recvd: 11/07/06 08:19 2 pgs
Fees:12.00 Taxes:0.00

20061107-0138276

This instrument was prepared by:
Bragg, Mansfield & Stegall
Attorneys at Law
110 South Maple Street
Murfreesboro, TN 37130

Spraggins105A&B

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me on this 29th day of SEPT., 2006.

Notary Public
My commission expires: 11/22/08

PHILIP H. MAYES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Pilar S. Spraggins & husband, David M. Spraggins, Jr. 132 Rolling Hills Drive Hendersonville, TN 37075	SAME	Map & Parcel #033-13-0-001.0

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Pondview Lane Realty, G. P., for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Pilar S. Spraggins and husband, David M. Spraggins, Jr., their successors, and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 1, on the plan of Pleasant Hill Subdivision, as shown by plat appearing of record in Book 2900, page 69, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Pondview Lane Realty, G. P., by deed from La Shaum Family Trust, as shown of record in Instrument #20060516-0057071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants and easements and governmental zoning regulations pertaining to said property and of record in the said Register's Office.

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

WITNESS my hand this 28th day of September, 2006.

PONDVIEW LANE REALTY, G.P.

BY:

TITLE: Partner

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

SEP-27-2006(WED) 12:38 P.006/015

State of Tennessee)
County of DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Pilar Spraggins, with whom I am personally acquainted, and who upon his/her oath(s) acknowledged himself/herself to be the PARTNER, the within named bargainor, and corporation, and that he/she as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said PELAN SPRAGGINS as such PARTNER.

Witness my hand and official seal at office in NASHVILLE Tennessee, on this 29 day of SEPT, 2006.

My Commission Expires: 11/22/08 Philip H. Mayes
Notary Public

PHILIP H. MAYES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY