This instrument prepared by:
George Ann Sims
109 Spero Road
Goodlettsville, Tennessee 37072

Davidson County DEEDQC
Recvd: 11/07/06 10:04 3 pgs
Fees:17.00 Taxes:0.00
20061107-0138391

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Paul Cowell	Paul Cowell	
109 Spero Road	109 Spero Road	Map/Parcel:
Goodlettsville, Tennessee 37072	Goodlettsville, Tennessee 37072	033-11 | 035.00

FOR AND IN CONSIDERATION of ONE and no/100 Dollar ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, George Ann Sims, a widower, and Paul Cowell, a single man by these presents do hereby quitclaim and convey unto the said Paul Cowell, a single man, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Remove Co-Owner from Title.

Being the same property conveyed to George Ann Sims, a widow, and Paul Cowell, single by Deed from K. Jack Raymond Sims
of record in Book 7111, Page 197, said Register's Office.

This is unimproved (X) property known as 109 Spero Road, Goodlettsville, Tennessee 37072
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

PC GAS

Witness our hand this 1st day of November, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

George Ann Sims

George Ann Sims

Paul Cowell

Paul Cowell

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF DAVIDSON) ss

Personally appeared before me, CYNTHIA M. ANDERSON, a Notary Public in and for said County and State, **George Ann Sims** and **Paul Cowell** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at _____
this 1ST day of November, A.D., 2006.

NOTARY STAMP/SEAL

CYNTHIA M. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Cynthia M. Anderson, Notary Public
NOTARY PUBLIC
Notary Commission Expires: 5-25-2010

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 1.00
Subscribed and sworn to before me this the 30th day of November, 2006

(Affix Seal)

GEORGE Ann Sims AND Paul Cowell
Affiant

Cynthia M. Anderson, Notary Public
Notary Public
My Commission Expires: 5-25-2010

CYNTHIA M. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

LEGAL DESCRIPTION:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF GOODLETTSVILLE IN THE COUNTY OF DAVIDSON, AND STATE OF TN AND BEING DESCRIBED IN A DEED DATED 09/08/2005 AND RECORDED 09/23/2005 AS INSTRUMENT NUMBER 20050923-0114313 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16 ON THE PLAN OF A REVISION OF LOTS L2-17, BOTH INCLUSIVE OF BLAIR MANOR, AS OF RECORD IN BOOK 3106, PAGE 100, REGISTERS OFFICE FOR SAID COUNTY.
SAID LOT FRONTS 121 FEET ON THE EASTERLY SAID OF SPERO ROAD AND RUNS BACK 330.23 FEET ON THE NORTHERLY LINE AND 331.14 FEET ON THE SOUTHERLY LINE TO A DEED LINE IN THE REAR ON WHICH IT MEASURES 121.02 FEET. THIS PROPERTY IS IMPROVED AND KNOWN AS 109 SPERO ROAD, GOODLETTSVILLE, TENNESSEE.
BEING THE SAME PROPERTY CONVEYED TO JACK RAYMOND SIMS AND WIFE, GEORGE ANN SIMS BY DEED FROM JACK RAYMOND SIMS BY AND THROUGH EDWARD NAVE, TRUSTEE DATED DECEMBER 19, 1986 AND RECORDED JANUARY 20, 1987 AT BOOK 7111, PAGE 196, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JACK RAYMOND SIMS DIED ON FEBRUARY 10, 2003 LEAVING PROPERTY TO GEORGE ANN SIMS

PARCEL NO. 33.11-35