Davidson County DEEDQC
Recvd: 11/08/06 14:43 2 pgs
Fees:12.00 Taxes:0.00
20061108-0139187

20B

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Walter Fleming 1014 Joyce Lane Nashville, TN 37216	**SAME AS NEW OWNER**	**Map: 61-03** **Parcel: 82**

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Prepared from Information furnished by The Grantees/Grantors herein, NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY HAS BEEN MADE TO DETERMINE THE STATUS OF OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
---THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF **November, 2006.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 25th, 2010

BRIDGETTE HORNBECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Sept. 25, 2010

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged I, **CLAUDE J. FLEMING AND WIFE, MARJORIE FLEMING,** by these presents do hereby quitclaim my interest unto **JAMES WALTER FLEMING,** his successors and assigns, all their right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, Being Lot No. 4 on the Plan of Bradford Heights as of record in Book 1835, Page 84, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 75 feet on the Southerly side of Joyce Lane and runs back between parallel lines 160.4 feet.

Being the same property conveyed to Claude J. Fleming and wife, Marjorie Fleming, and James W. Fleming, an unmarried person by Quitclaim Deed dated August 27, 1997, from Claude J. Fleming and wife, Marjorie Fleming, of record in Book 10585, Page 422, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1014 Joyce Lane, Nashville, TN 37216

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

Witness my hand this the 2nd day of **November, 2006.**

Claude J. Fleming
CLAUDE J. FLEMING

Marjorie Fleming
MARJORIE FLEMING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of **November, 2006,** before me personally appeared

CLAUDE J. FLEMING

to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed. Witness my hand and official seal at Madison, Tennessee.

Bridgette Hornbeck
Notary Public

My Commission Expires: Sept. 25th, 2010

BRIDGETTE HORNBECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Sept. 25, 2010

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of **November, 2006,** before me personally appeared

MARJORIE FLEMING

to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed. Witness my hand and official seal at Madison, Tennessee.

Bridgette Hornbeck
Notary Public

My Commission Expires: Sept. 25th, 2010

BRIDGETTE HORNBECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Sept. 25, 2010