THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
aamore.ocl
One Call Lender Services, LLC
521 Plymouth Road
Suite 120
Plymouth Meeting, PA 19462
Telephone: 866-625-7111 Fax: 610-799-9319
File No. 06-09-8697

Davidson County DEEDQC
Recvd: 11/20/06 10:09 3 pgs
Fees:17.00 Taxes:0.00



20061120-0143549

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QUITCLAIM DEED

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, **James Ali Boone, A Married Man, joined by his spouse Veronica R. Caldwell-Boone** , hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Veronica R. Caldwell-Boone, Married, and James Ali Boone, Married, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

All that certain lot or parcel of land situated in the City of Antioch, County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 194, on the Plan of Pinnacle Point Subdivision, Phase 4, as of record in Plat Book 6800, Page 524, said Register's Office for said county, to which reference is made for a more complete description.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a special warranty deed from Federal National Associaiton aka Fannie Mae, dated June 18, 2004, and recorded June 24, 2004, in the Register of Deeds for the County of Davidson, as Document No. 20040624-0074959.

~~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 October, 2006.

_____
Witness

James Ali Boone {SEAL}

Veronica R. Caldewell-Boone

_____
Witness

STATE OF TENNESSEE
COUNTY OF DAVIDSON

James Ali Boone + Veronica R. Caldewell-Boone

On this the 17th day of October, 2006, before me, the undersigned officer duly commissioned and qualified, personally appeared known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

TAMBORREE HOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tamborree Hoff
Notary Public

My Commission expires: 3-21-10

New Owner: Veronica R. Caldwell-Boone
and James Ali Boone
950 Blue Mountain Lane
Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for taxes:
Veronica R. Caldwell-Boone and James Ali Boone
956 Blue Mountain Lane
Antioch, TN 37013
Phone: ( ) -

Affiant: Veronica R. Caldwell-Boone

Subscribed and sworn to before me this 17 day of October, 2006.

Tamborree Hoff
Notary Public
My Commission expires: 3-21-10

TAMBORREE HOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY