QUITCLAIM DEED

Please Record 2nd

Davidson County DEEDQC
Recvd: 12/06/06 08:19 2 pgs
Fees:12.00 Taxes:0.00

20061206-0150397

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Deborah Pendley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF November, 2006

Pamela B. Matheney
NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES:
(Affix Seal)

Pamela B. Matheney
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Matthews Deborah D. Pendley	New Owners	Map 96 Group 14 Parcel65.00
2945 Lakeland Drive Nashville, TN 37214		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Tim Matthews, A Single Man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO: **Timothy Matthews, A Single Man and Deborah D. Pendley, A Single Woman**

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 412 on the Plan of Cloverhill Section No. VII of record in Book 2133, page 92, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Travis Thompson, dated 04/22/04, by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, and filed for record on 04/30/04, in Instrument Number 20040430-0049417, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tim Matthews, unmarried, dated 11/03/04, by Warranty Deed from Travis Thompson, and filed for record on 11/16/04, in Instrument Number 20041116-0137278, in the Register's Office for Davidson County, Tennessee.

Improved (x) Property, known as 2945 Lakeland Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 16 day of November, 2006

Tim Matthews

Tim Matthews

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned ~~Tim~~ VB Venikkia Branch a Notary Public in and for said County and State, the within named **Tim Matthews** the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 14 day of ~~October~~ November, 2006.

Commission Expires:_____

Venikkia Branch
Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Venikkia Branch
My Commission Expires
September 25, 2010
STATE OF TENNESSEE