Davidson County DEEDQC
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20070111-0004569

This Instrument
Prepared By:

Dan E. Huffstutter
McLemore & Rollins
1211 Sixteenth Avenue South
Nashville, TN 37212
(615) 242-2000

QUITCLAIM DEED

This Deed, executed as of the 7th day of December 2006, at Nashville, Davidson County, Tennessee, by Grantor, James E. Cowden, to Grantees, Kimberly T. Sircy and Richard Tharp.

Witnesseth

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and do hereby transfer and convey unto the Grantees, to have and to hold to themselves and to their assigns and successors forever, all interest he has in certain real estate situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 30 and the East one-half of Lot No. 31 of Block "F" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee

Said Lot and part of lot adjoin and front together 75 feet on the northerly side of McCarley Avenue and run back between parallel lines 145 feet to a dead line.

The above listed parcel being inherited by the Grantor and Grantees as all heirs at law of Roberta A. Cowden, deceased, estate administration in the Probate Court for Davidson County, Tennessee, case number 06P19.

This is improved real property known as 697 McCarley Avenue Madison, TN 37215.

In Witnesseth Whereof, Grantor has executed this Deed as of the date and at the place first above written.

James E. Cowden

State of Tennessee)
County of Davidson)

Before me, Nancy Bowen, of the state and county aforesaid, personally appeared **James E. Cowden**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and whom, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 12th day of December 2006.

NANCY BOWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Nancy Bowen

Nancy Bowen, Notary Public

My Commission Expires:
November 8, 2008.

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Map & Parcel Number**
Richard K. Tharp 605 Elba Drive Goodlettsville, TN 37072	Richard K. Tharp 605 Elba Drive Goodlettsville, TN 37072	05313002000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the 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 voluntary sale.

Richard K. Tharp

Richard K. Tharp, Affiant

Sworn to and subscribed before me 12th day of ~~December 2006~~ January, 2007.

JOHN E. CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John E. Clemmons

~~[redacted], Notary Public~~
John E. Clemmons

My Commission Expires:
~~November 8, 2008.~~
May 23, 2009