Davidson County DEEDQC
Recvd: 01/12/07 14:45 2 pgs
Fees:12.00 Taxes:0.00

20070112-0005427

After Recording Return To:

EXPRESS FINANCIAL SERVICES, INC.
National Service Center
P.O. Box 25467
Nine Parkway Center
875 Greentree Road, Suite 275
Pittsburgh, PA 15220

This Instrument Prepared By:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
117040028.00

QUIT CLAIM DEED

(this deed is being executed to specifically extinguish a life estate interest
And to add spouse to title)

New Owner/ Property Being Conveyed
MARY DELORIS TISDALE
RICHARD TISDALE
1511 Beechwood Avenue
Nashville, TN 37212

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 3rd day of January, 2006, (7 Ed) between MARY DELORIS TISDALE a married woman, hereinafter referred to as "Party of the First Part", and MARY DELORIS TISDALE and RICHARD TISDALE, wife and husband, as tenants by the entirety, residing at 1511 Beechwood Avenue, Nashville, TN 37212, hereinafter referred to as "Parties of the Second Part."

The life estate interest held by Thomas M. Pennington, Deceased (July 20, 2002) and wife, Rachel C. Pennington, Deceased (December 16, 2004) extinguished with their passing.

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Parties of the Second Part, the following described premises, to wit:

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 31 FEET OF LOT NO. 91, AND THE EASTERLY 19 FEET OF LOT NO. 90, BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED "BELMONT HEIGHTS", AS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER FIFTY (50) FEET ON THE SOUTH SIDE OF BEECHWOOD AVENUE AND RUN BACK BETWEEN PARALLEL LINES 188 FEET, MORE OR LESS, TO AN ALLEY.

THIS PROPERTY IS BEING CONVEYED SUBJECT TO ANY AND ALL PLATS, EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO MARY DELORIS TISDALE, RESERVING A LIFE ESTATE FOR THOMAS M. PENNINGTON AND WIFE, RACHEL C. PENNINGTON BY DEED FROM THOMAS M. PENNINGTON AND WIFE, RACHEL C. PENNINGTON, DATED 06/01/2000 AND RECORDED 06/05/2000 IN INSTRUMENT NO. 20000605, PAGE 0055797, DAVIDSON COUNTY, TENNESSEE.

Property Address: 1511 Beechwood Avenue, Nashville, TN 37212

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Mary Deloris Tisdale
MARY DELORIS TISDALE

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3 day of January, 2006, before me personally appeared MARY DELORIS TISDALE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Ann Stathos Donnell
State of Tennessee Notary Public
Davidson County

NOTARY PUBLIC
My Commission Expires: 01/24/09

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Mary Deloris Tisdale
MARY DELORIS TISDALE

Subscribed and sworn to before me
this the 3 day of January, 2006.

Ann Stathos Donnell
State of Tennessee Notary Public
Davidson County

NOTARY PUBLIC

My Commission expires: 01/24/09

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.