Davidson County DEEDQC
Recvd: 01/16/07 10:40 2 pgs
Fees:12.00 Taxes:0.00
20070116-0005918

Prepared by and Return to:

Nations Title Agency, Inc.
10579 Cedar Grove Rd.
Smyrna, TN 37167
06TN03805

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $00.00.

Affiant

Subscribed and sworn to before me this 8 day of January, 2007.

Notary Public
My commission expires 10-17-2010

WENDY S. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires OCT. 17, 2010

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ernestine A. McFadden **2800 Old Matthews Road** **Nashville, TN 37207**	**New Owner**	**059-16-0-210.00**

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Ernestine A. Thomas, unmarried, hereinafter referred to as Grantor, by these presents, does hereby quitclaim and convey all of her rights title and interest unto Ernestine A. McFadden, unmarried, in and to the following parcel of land located in Davidson County, Tennessee, to-wit:

Being Lot No. 175 on the Plan of Trinity Hills Village, Section Two, First Addition of record in Book 4460, pages 45 and 46, Register's Office for said County.

Said Lot No. 175 fronts 60.0 feet on the Easterly side of Old Matthews Road and extends back 120.0 feet on the Northerly line and 124.3 feet on the Southerly line to a dead line in the rear, measuring 60.2 feet thereon.

Being the same property conveyed to Ernestine A. Thomas, unmarried by Warranty Deed from Shirley Mason, unmarried dated June 7, 1982 and recorded June 14, 1982 in Book 5898, page 35, Register's Office for Davidson County, Tennessee. Joseph McFadden having died on or about November 11, 1994, leaving property solely vested in Ernestine A. Thomas n/k/a Ernestine A. McFadden.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2800 Old Matthews Road Nashville, TN 37207

Witness my hand this 8th day of January, 2007.

Ernestine A. Thomas
Ernestine A. Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ernestine A. Thomas, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 8th day of January, 2007.

Wendy S. Martin
Notary Public

My commission expires: 10-17-2007

WENDY S. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires OCT. 17, 2010

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAMINATION WAS MADE.