Davidson County DEEDQC
Recvd: 01/16/07 11:11 2 pgs
Fees:12.00 Taxes:0.00

20070116-0006001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value (whichever is greater) is $0.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 10.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF Jan 20 07
Deputy Register

Affiant

Subscribed and sworn to before me, this ____ day of _____, 200__.

THIS INSTRUMENT PREPARED BY:
ANNA G. EVERTON, ESQ.
4525 HARDING ROAD, SUITE 323
NASHVILLE, TN 37205

Notary Public
My Commission Expires: _____

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
CITYCHOICE REALTORS, INC. 4525 HARDING ROAD, SUITE 324 NASHVILLE, TN 37205	Same	Map 96-6 Parcel 94

QUITCLAIM DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, BEVERLY J. CHINNERY, unmarried, have bargained and sold, and by these presents do transfer and convey unto **CITYCHOICE REALTORS, INC.** (a Tennessee Corporation), the Grantee herein, its heirs, representatives, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 159 on the Map of Clover Hill, Section I, as of record in Book 2083, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 159 fronts 70 feet on the southerly side of McCampbell Road and extends back between lines 220.4 feet on the westerly side and 240 feet on the easterly side to a dead line in the rear, measuring 71.6 feet thereon.

Being the same property conveyed to BEVERLY J. CHINNERY by Deed from Michael Wayne Shelton and wife, Barbara Sue Shelton, of record at Instrument Number 20010904-0095579, Register's Office for Davidson County, Tennessee.

This conveyance is specifically made subject to:

1. Restrictive Covenants of record in Book 2145, Page 262, Register's Office for Davidson County, Tennessee

2. 2005 taxes which have been prorated and assumed by the Grantees;
3. All matters appearing on the Plan of record in book 2083, Page 38, Register's Office for Davidson County, Tennessee.
4. Any/all existing mortgage encumbrances.

This is improved property known as 2924 McCampbell Avenue, Nashville, TN 37214.

This transfer is by Quitclaim and I make no warranties about the title, and is subject to all reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS my hand this 22 day of April, 2005.

Beverly J. Chinnery
BEVERLY J. CHINNERY

STATE OF Texas
COUNTY OF Potter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BEVERLY J. CHINNERY, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of April, 2005.

Diana Pepper
NOTARY PUBLIC
My Commission Expires: 12-21-06

DIANA PEPPER
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 12-21-2006