THIS INSTRUMENT PREPARED BY:

Heritage Title Services, LLC

8115 Isabella Lane Ste 5

Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 01/17/07 09:42 2 pgs
Fees:12.00 Taxes:0.00

20070117-0006638

Address New Owner(s)
Steven Cooke and Robin G. Cooke
8456 Beautiful Valley Drive
Nashville, Tennessee 37221

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
126-15-0A-318.00

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Steven Cooke** ("Grantor") does hereby quitclaim and convey unto **Steven Cooke and Robin G. Cooke, husband and wife** ("Grantee"), his heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot 18, on the Plan of Boone Trace, Section 8, Phase 1, Beautiful Valley Drive at Settler's Way, of record as instrument Number 20031210-0177241, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description. Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Tenn Contractors, Inc., of record in Instrument # 20040708-0081369, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven W. Cooke, unmarried from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by deed dated September 24, 2004, of record in Instrument No. 20040930-0118069 in the records for County, TN.

This is improved property known as **8456 Beautiful Valley Drive, Nashville, Tennessee 37221.** Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this **20th day of December, 2006.**

Steven Cooke

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer is **$10.00**.

AFFIANT

Subscribed and sworn to before me, this **20th day of December, 2006.**

NOTARY PUBLIC

My Commission Expires:
3-20-10

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, **Steven Cooke**, a Notary Public in and for said state and county, , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this **20th day of December, 2006**.

Libby L. Brager

NOTARY PUBLIC

My Commission Expires:

3-20-10

