Davidson County DEEDQC
Recvd: 01/30/07 10:24 2 pgs
Fees:12.00 Taxes:0.00

20070130-0012187

QUITCLAIM DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4th DAY OF January, 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 06-01873 NEWBERRY CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Liff-Newberry Ventures	Liff-Newberry Ventures	MAP:
420 Rosehill Drive	204 10th Avenue S. Ste 432	Parcel:25-11-5.00
Goodlettsville, TN 37072	Nashville, TN 37210	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL NEWBERRY, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

LIFF-NEWBERRY VENTURES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 420 Rosehill Drive, Goodlettsville, TN 37072

Witness my hand on this 4th day of January, 2007

Michael Newberry by Zachary Liff, attorney-in-fact

Michael Newberry by Zachary Liff, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 4th day of January, 2007, before me personally appeared Zachary Liff to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Michael Newberry** and acknowledged that he executed the same as the free act and deed of said **Michael Newberry**.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT 66, RANCHWOOD ESTATES, SECTION 3, ACCORDING TO PLAT AND SURVEY OF SAME APPEARING OF RECORD IN PLAT BOOK 3300, PAGE 59, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY SUCCESSOR TRUSTEE'S DEED FROM PHILIP M. KLEINSMITH, TRUSTEE, RECORDED ON THE 1ST DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060301-0023280, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Michael Newberry pursuant to a power of attorney executed by the same on the 12/28/2006, and being filed for in Instrument # 20070130001286, Register's Office for Davidson County, Tennessee.

**Being also the same property conveted to Michael Newberry, a married person, by FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, acorporation organized under and existing pursuant to the laws of the United States, recorded on the ___ day of January, 2007 in instrument number 20070130001285, in the Register's Office for Davidson County, Tennessee.