3

1 of 3

Davidson County DEEDQC
Recvd: 02/08/07 12:28 3 pgs
Fees:17.00 Taxes:0.00
20070208-0016696

After recording please return to:
Pinnacle Settlement Services, Inc.
7501 Greenway Center Drive, Suite 730
Greenbelt, MD 20770
Tax ID# 14908 0161.00

THIS DOCUMENT PREPARED BY (AND ~~AFTER RECORDING RETURN TO~~):
Pinnacle Settlement Services, Inc.
7501 Greenway Center Drive
Suite 730
Greenbelt, MD 20770
301-441-4666; Fax 301-441-4683
File No. 06-1671

This Instrument Prepared By:
Pinnacle Settlement Services
7501 Greenway Center Dr.730
Greenbelt MD 20770

--Above This Line Reserved For Official Use Only--

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mary Ellen Perkins**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Mary Ellen Parnell and Charles Douglas Parnell, husband and wife, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being lot no. 37 on the plan of Hazelwood, Section 16, of record in Book 5060, Page 70, Register's Office for Davidson County, Tennessee to which plan reference is hereby made a complete and accurate description thereof.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Mary Ellen Perkins AKA Mary Ellen Busha AKA Mary E. Perkins & Mabel B. P, dated July 9, 2004, and recorded December 15, 2004, in the Register of Deeds for the County of Davidson, as Document No. 20041216-0149773.

MEP

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

WITNESS Grantor's hand this 28th day of June, 2006.

James A. Farley
Witness

Mary Ellen Perkins nka
Mary Ellen Parnell {SEAL}
Mary Ellen Perkins now known as
Mary Ellen Parnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of June, 2006, before me, the undersigned officer duly commissioned and qualified, personally appeared **Mary Ellen Parnell ~~and Charles Douglas Parnell~~**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

James A. Farley
Notary Public

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission expires: April 23, 2008

CJP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Mary Ellen Parnell

Subscribed and sworn to before me this 28th day of June, 2006.

James A. Farley
Notary Public
My Commission expires: April 23, 2008

Person or Agency responsible for taxes:
Mary Ellen Parnell (owner)
4436 Dowdy Drive
Antioch, TN 37013

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

CJP