Davidson County DEEDQC
Recvd: 02/12/07 13:49 3 pgs
Fees:17.00 Taxes:0.00
20070212-0017944

T007-00856

QUITCLAIM DEED

Record 15

THIS INDENTURE, made and entered into as of the 26TH day of January, 2007, by and between

ROBERT CHRISTOPHER ERLANSON, married,

Hereinafter referred to as Grantor, and

ROBERT CHRISTOPHER ERLANSON and LAURA ERLANSON, husband and wife,

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Book , at page , Instrument Number 20040928-0116782, of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

ROBERT CHRISTOPHER ERLANSON

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
PO Box 19989
Louisville, KY 40259
3683308-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ROBERT CHRISTOPHER ERLANSON, the within named bargainer, 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, at offices, the 26TH day of JANUARY, 2007.

Notary Public
Commission expires: 11/24/2007

LARRY D. EATON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF _____ }
COUNTY OF _____ }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, , the within named bargainer, 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, at offices, the _____ day of _____, _____.

Notary Public
Commission expires: _____

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Subscribed and sworn to before me this 26TH day of JANUARY, 2007.

Notary Public
Commission Expires 11/24/2007

LARRY D. EATON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

~~RETURN TO:~~	SEND TAX BILLS TO:	PROPERTY ADDRESS:
~~ROBERT CHRISTOPHER ERLANSON~~	ROBERT CHRISTOPHER ERLANSON	1910 Shelby Avenue Nashville, TN 37206
~~1910 Shelby Avenue~~	1910 Shelby Avenue	MAP PARCEL NO.:
~~Nashville, TN 37206~~	Nashville, TN 37206	94-02-153.00

EXHIBIT A

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE NORTHERLY ONE-HALF OF LOT NO. 2 ON THE PLAN OF THE UNITED ELECTRIC RAILWAY ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 161, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 2 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF SHELBY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 157-1/2 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED FROM SVEND THOMSEN TO ROBERT CHRISTOPHER ERLANSON BY DEED RECORDED 09/28/2004, IN INSTRUMENT NO. 20040928-0116782 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Our File No. 070395 ©



U36833108-01NP03
QUIT CLAIM DEED
LOAN# T007-008516
US Recordings