Quitclaim Deed

AT-20060341

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 15th day of February, 2007.

Notary Public

My Commission Expires: 7-19-08

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12th Avenue South, Suite 600
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
April G. Nichols	SAME	083-15-0 075.00
1261 Bridgeton Park Drive		
Brentwood, TN 37027		

KNOW ALL MEN BY THESE PRESENTS that Daymar Homes, Inc., for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto April G. Nichols, a single woman, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Fortland Park, Section 1, Addition 1, as of record in Book 2854, page 68, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Huntley Drive, being the common corner of Lots 35 and 99; thence with the line between Lots 35 and 99 northerly 108.97 feet to a point; thence with the line between Lots 35 and 36 westerly 121 feet to a point in the easterly margin of Riverside Drive; thence with the margin of Riverside Drive southerly 90 feet to a point at the beginning of a curve; thence around said curve southeasterly 39.68 feet to a point in the northerly margin of Huntleigh Drive; thence with the margin of Huntleigh Drive easterly 99.84 feet to the point of beginning.

Being the same property conveyed to Daymar Homes, Inc. from Terry Wayne Jack and William Baker Jack by Warranty Deed dated January 17, 2007 and recorded February 6, 2007 in Instrument #20070206-0015263, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 245 Riverside Drive, Nashville, TN 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 15th day of February, 2007.

Daymar Homes, Inc.

BY: Dainon Sidney

Davidson County DEEDQC
Recvd: 02/21/07 10:26 1 pg
Fees:12.00 Taxes:0.00
20070221-0021378

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority of the state and county mentioned, personally appeared Dainon Sidney, with whom I am personally acquainted (0r proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to execute the instrument) of Daymar Homes, Inc. the with in named bargainor, a President

Witness my hand and seal at Davidson, Tennessee, this the 15th day of February, 2007.

Notary Public
My Commission Expires: 7-19-08

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN