File No. n-07-007

Record 1st

QUITCLAIM DEED

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/28/2007.

Notary Public

MY COMMISSION EXPIRES: 01/24/2011

(AFFIX SEAL)

LESLIE D. SIRCY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D Young	MERS, INC. acting solely as a nominee for Regions Bank DBA Regions Mortgage, ISOA, ATIMA	83-5/368.0
(NAME)	(NAME)	
1408 Franklin Ave.	2050 Parkway Office Circle RCN 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , **Janet C. Brooks, aka Janet C. Young,** married, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **Robert D. Young,** married, HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, 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 easterly 48.6 feet of Lot No. 2 of Block No.1 on the Plan of T.P. Weakly Home Place of record in Book 421, page 50, Register's Office for Davidson County, Tennessee.
Said part of Lot No. 2 fronts 48.6 feet on the southerly side of Franklin Avenue and extends back between parallel lines 240 feet to an alley.

Being the same property conveyed to Janet C. Brooks, and Robert D. Young, and Timothy M.Kenefick, by Warranty Deed from Christine Gammons McElwee, dated July 12, 2002 of record as Instrument Number 20020715-0084522, Register's Office for Davidson County, Tennessee.

Property Address: 1408 Franklin Avenue, Nashville, TN 37206No

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 1408 Franklin Ave., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 3/28/2007.

Janet C. Brooks, aka Janet C. Young

Davidson County DEEDQC
Recvd: 04/04/07 13:54 2 pgs
Fees:12.00 Taxes:0.00

20070404-0040499

STATE OF Texas

COUNTY OF Travis

Before me, the undersigned, a Notary Public in and for said state and County, personally appeared Janet C. Brooks, aka Janet C. Young, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand at office this 29th day of March, 2007.

Commission expires:

LARRY BLINDER
MY COMMISSION EXPIRES
July 10, 2010

Notary Public

File Number: n-07-007

RETURN TO:

Accurate Title & Escrow, Inc.
1181 Nashville Pike
Gallatin, Tennessee 37066

No