PAGE: At 05/14/2007 09:59:39 AM Page:

Mortgage Information Services, Inc
7829 N. Dale Mabry Hwy.
Suite 200
Tampa, FL 33614

Return to

Davidson County DEEDQC
Recvd: 05/30/07 10:39 3 pgs
Fees:18.00 Taxes:203.50
20070530-0063952

PREPARED BY: KAREN LUBRANO
MORTGAGE INFORMATION SERVICES, INC.
8001 NORTH DALE MABRY HWY., SUITE 601C
TAMPA, FLORIDA 33614
FILE # ~~200700037716~~ 946709
*INCIDENT TO THE ISSUANCE OF TITLE INSURANCE

PROPERTY APPRAISERS PARCEL IDENTIFICATION
(FOLIO) NUMBER(S): ~~168-17.09~~ 150-01-143
GRANTEE (S) S.S.#(S):

THIS QUIT CLAIM DEED, EXECUTED THIS 15th DAY OF MAY A.D. 2007,

BY BEATRIZ SIMONS, JOINED BY SIMON LARA, HER HUSBAND, FIRST PARTY (GRANTOR),

TO SHARON D. PAYNE, UNMARRIED

WHOSE POST OFFICE ADDRESS IS: 2833 RURAL HILL CIRTCLE, NASHVILLE, TN 37217 (MAIL TAX BILLS TO THIS ADDRESS)

SECOND PARTY (GRANTEE):
(WHEREEVER USED HEREIN THE TERMS "FIRST PARTY" AND "SECOND PARTY" SHALL INCLUDE SINGULAR AND PLURAL, HEIRS, LEGAL REPRESENTATIVES AND ASSIGNS OF INDIVIDUALS, AND THE SUCCESSORS AND ASSIGNS OF CORPORATIONS, WHEREVER THE CONTEXT SO ADMITS OR REQUIRES)

WITNESSETH THAT THE SAID FIRST PARTY, FOR AND IN CONSIDERATION OF THE SUM OF **$10.00,** IN HAND BY THE SAID SECOND PARTY, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, DOES HEREBY REMISE, RELEASE AND QUIT-CLAIM UNTO THE SAID SECOND PARTY FOREVER, ALL THE RIGHT, TITLE, INTEREST, CLAIM AND DEMAND WHICH THE SAID FIRST PARTY HAS IN AND TO THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF **DAVIDSON,** STATE OF TENNESSEE, TO-WIT:

LEGAL SEE ATTACHED

BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR HEREIN BY WARRANTY DEED OF RECORDED AS INSTRUMENT NO. 20010523-0053741, RECORDED IN SAID REGISTER'S OFFICE.

~~**TO HAVE AND TO HOLD,** THE SAME TOGETHER WITH ALL AND SINGULAR THE APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, AND ALL THE ESTATE, RIGHT, TITLE, INTEREST, EQUITY AND CLAIM WHATSOEVER OF THE SAID FIRST PARTY, EITHER IN LAW OR EQUITY, TO THE ONLY PROPER USE, BENEFIT AND BEHOOF OF THE SAID SECOND PARTY FOREVER.~~

IN WITNESS WHEREOF, THE SAID FIRST PARTY HAS SIGNED AND SEALED THESE PRESENTS THE DAY AND YEAR FIRST ABOVE WRITTEN.

BEATRIZ SIMONS
301 Ezell Pike, Nashville TN 37217
POST OFFICE ADDRESS

SIMON LARA
301 Ezell Pike, Nashville TN 37217
POST OFFICE ADDRESS

STATE OF TENNESSEE
COUNTY OF Davidson

"SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF MAY, 2007, BY BEATRIZ SIMONS AND SIMON LARA, WHO ARE PERSONALLY KNOWN TO ME OR WHO HAVE PRODUCED DRIVER'S LICENSES, AS IDENTIFICATION AND WHO EXECUTED SAME AS THEIR FREE ACT AND DEED."

NOTARY PUBLIC STATE OF TENNESSEE
MY COMMISSION EXPIRES: July 25th 2009

STEPHEN ADEYEYE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25, 2009

FIRST AMERICAN TITLE INSURANCE COMPANY

EXHIBIT "A"

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF DAVIDSON AND THE STATE OF TENNESSEE IN INSTRUMENT #20010523-0053741 AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 107 ON THE PLAN OF EDGE-O-LAKE ESTATES SECTION 8 OF RECORD IN PLAT BOOK 3700, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHARON D. PAYNE, UNMARRIED AND BEATRIZ SIMMONS, UNMARRIED, FROM VINCENT I. ABAZIE AND WIFE, PAULINE O. ABAZIE, BY DEED RECORDED ON MAY 23, 2001 IN INSTRUMENT #20010523-0053741, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

STATE OF Florida
COUNTY OF Hillsborough

The actual consideration or true value, whichever is greater for this transfer is $ 55,000.00.

Affiant

Subscribed and sworn to before me, this the 29th **Day of** May **2007**

Karen C Lubrano
Notary

NOTARY PUBLIC STATE OF FLORIDA
Karen C. Lubrano
Commission # DD512108
Expires February 12, 2010
Bonded Troy Fain - Insurance Inc 800-385-7019