Davidson County DEEDQC
Recvd: 05/30/07 14:06 4 pgs
Fees:22.00 Taxes:0.00
20070530-0064182

After Recording Return To: Tax Statements To:
Audrey Campbell
312 Willard Drive
Nashville, TN 37211-5025

RETURN TO RECORDING DEPT.
Lenders First Choice
3850 Royal Avenue 01-8047851
Simi Valley, CA 93063

This Instrument Prepared By:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
14805011700

QUIT CLAIM DEED

[The purpose of this deed is to update name and status of the vested party.]

New Owner/ Property Being Conveyed
Audrey Campbell
312 Willard Drive
Nashville, TN 37211-5025

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 10 day of April, 2007, between AUDREY CAMPBELL formerly known as AUDREY KELLEY STREET, a divorced and since remarried and widowed woman, residing at 312 Willard Drive, Nashville, TN 37211-5025 hereinafter referred to as "Party of the First Part" and AUDREY CAMPBELL, a widowed woman, hereinafter referred to as "Party of the Second Part."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 99 ON THE PLAN OF HAYWOOD ACRES SUBDIVISION, AS OF RECORD IN BOOK 2900, PAGE 17, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 99 FRONTS 140.0 FEET ON THE EASTERLY MARGIN OF WILLARD DRIVE AND EXTENDS BACK 270 FT. ON THE NORTHERLY LINE AND 240.4 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 103.3 FEET THEREON.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

SOURCE OF TITLE IS BOOK 7157, PAGE 519 (RECORDED 03/05/87)

Property Address: 312 Willard Drive, Nashville, TN 37211-5025

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Audrey Campbell
AUDREY CAMPBELL

STATE OF TENNESSEE }

SEE ACKNOWLEDGMENT

COUNTY OF Davidson }

On this 6 day of April, 2007, before me personally appeared AUDREY CAMPBELL, to me known (or proved to me on the basis of satisfactory evidence) 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.

NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Audrey Campbell
AUDREY CAMPBELL

Subscribed and sworn to before me Peggy Niemann
this the 6 day of April, 2007.

NOTARY PUBLIC My Commission expires: 7-21-07

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
JULY 21, 2007

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

NOTARY ACKNOWLEDGEMENT

State of Tennessee
County of Davidson

On April 6 **,20** 07 **before me,** Peggy Niemann **, Notary Public, personally appeared** Audrey Campbell
Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, and that by his/her/ their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Verified Identification Drivers license

Witness my hand and official seal.

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
JULY 21, 2007

Signature of Notary Public
Printed Name Peggy Niemann

My Commission expires: 7-21-07

DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document : Quit Claim Deed

Document Date : April 6, 2007 **Number of Pages:**_____

Signers other than named above: _____

Exhibit

~~SCHEDULE~~ "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 99 ON THE PLAN OF HAYWOOD ACRES SUBDIVISION, AS OF RECORD IN BOOK 2900, PAGE 17, REGISTER'S OFFICE FOR SAID COUNTY.

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FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 148-5-117; SOURCE OF TITLE IS BOOK 7157, PAGE 519 (RECORDED 03/05/87)

Derivation Clause

The instrument constituting the source of the borrower's interest in the foregoing described property was a Divorce Decree recorded as document number book 7157, page 519 in the Register's office of Davidson County.