This Instrument Prepared by:

MARTIN A. KOOPERMAN
DUZANE, KOOPERMAN & MONDELLI
603 Woodland Street
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Davidson County DEEDQC
Recvd: 06/04/07 12:52 4 pgs
Fees:22.00 Taxes:0.00
20070604-0066084

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Baron W. Sewell	**Baron W. Sewell**	**151-09-0-A-251.00CO**
6761 Ascot Drive	**6761 Ascot Drive**	
Antioch, TN 37013	**Antioch, TN 37013**	

FOR AND IN CONSIDERATION of $10.00 and other good and valuable consideration, I, **SANDRA JOY SEWELL,** by these presents do hereby quitclaim and convey unto **BARON W. SEWELL** and his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

BEING Lot No. 251, on the Final Plat of Phase 3, Section 2, LONG HUNTER CHASE as of record in Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Baron W. Sewell, et ux, Sandra J. Sewell by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20040526-0061985, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2007 and subsequent years, which are a lien and not yet due and payable.

Subject to all matters on the Plan of Phase 3, Section 2, Long Hunter Chase, of record as Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee.

Easements for Sewer of record in Instrument No. 20000906-0088271, and in Instrument No. 20000906-0088272, Register's Office for Davidson County, Tennessee.

Easement for Storm Drainage/Sewer of record in Instrument No. 20001030-0107415, Register's Office for Davidson County, Tennessee.

Certificate of resolution for JCH Development Company, Inc. of record in Book 9432, Page 789, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9433, page 953, Register's Office for Davidson County, Tennessee.

Quitclaim of Common Areas of record in Book 9432, Page 792, and in Book 9649, Page 764, Register's Office for Davidson County, Tennessee.

Easements of record in Book 1101, page 457; Book 4717, page 515; Book 8197, page 288; Book 8358, page 91 & 92; Book 9661, page 919; Book 2338, page 466; Book 4446, page 423; Book 4535, page 351; Book 9988, page 793, and in Book 9988, page 821 and in Book 9588, page 930 and in Book 9986, page 821 and in Instrument No. 20001030-00107415 and in Instrument No. 20020718-0086411, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 9430, page 251; Book 9534, page 938; Register's Office for Davidson County, Tennessee.

Declaration of Annexation, Covenants and Restrictions for Phase 3, Section 1, of record in Instrument No. 20020930-0118656, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas from JCH Development Corporation, Inc. to Long Hunter Chase HOA of record in Instrument No. 20021003-0120427, said Register's Office.

Subject to lien for special assessments as contained in the restrictions.

Subject to rights of others in/to the common areas/elements of Long Hunter Chase.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

THIS is improved property known as 6761 Ascot Drive, Antioch, Davidson County, Tennessee 37013.

Witness my hand this 31 day of May, 2007.

Sandra Joy Sewell
SANDRA JOY SEWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,, the within named bargainor, SANDRA JOY SEWELL, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31ST day of May, 2007.

Seal

Martin A. Kleinman
NOTARY PUBLIC AT LARGE
My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $10.00.

Sandra Joy Sewell
AFFIANT

Sworn to and subscribed before me this
31st day of May, 2007.

Martin A. Kooperman
NOTARY PUBLIC AT LARGE
My Commission Expires

MARTIN A. KOOPERMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2011

Seal