This instrument prepared by:
William Oshea
1247A Kenmore Place
Nashville, Tennessee 37216

Return to
Title Source, Inc.
1450 W. Long Lake Road
Suite 400
Troy, MI 48098
888-TITLE55

Davidson

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
William Oshea, et al	William Oshea, et al	Map/Parcel:
1247A Kenmore Place	1247A Kenmore Place	072-07-0 091.00
Nashville, Tennessee 37216	Nashville, Tennessee 37216	R#2632061

C-2620923

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **William Oshea, a single man** by these presents do hereby quitclaim and convey unto the said **William Oshea, a single man and Eileen McManus, a single woman, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Add Co-Owner to Title.

Being the same property conveyed to William Oshea by Deed from Cynthia D. Dalton-Burns. of record in Doc. No. 20060602-0065237 said Register's Office.

This is unimproved (✓) property known as 1247A Kenmore Place, Nashville, Tennessee 37216
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Davidson County DEEDQC
Recvd: 07/31/07 09:18 3 pgs
Fees:17.00 Taxes:0.00
20070731-0090554

Witness our hand this 5 day of JUNE, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William Oshea

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Russell H. Evans, a Notary Public in and for said County and State, **William Oshea** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN. this 5th day of June, A.D., 2007

NOTARY STAMP/SEAL

RUSSELL H. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Russell H. Evans
NOTARY PUBLIC
Notary Commission Expires: My Commission Expires NOV. 22, 2008

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

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

Subscribed and sworn to before me this the 5th day of June, 2007.

(Affix Seal)

William Oshea
Affiant

Russell H. Evans
Notary Public

My Commission Expires: My Commission Expires NOV. 22, 2008

RUSSELL H. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

EXHIBIT A - LEGAL DESCRIPTION

Tax ID Number: **072-07-0 091.00**

Land situated in the County of **Davidson** in the State of **TN**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 93 ON THE PLAN OF KENMORE PLACE WHICH IS OF RECORD IN BOOK 332, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEING THE WESTERLY 50 FEET OF THE SOUTHERLY 200 FEET OF LOT NO. 93, SAID PART OF LOT 93 FRONTS 50 FEET ON THE NORTHERLY SIDE OF WARNER AVENUE (NOW KENMORE PLACE) AND RUNS BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE IN THE REAR MEASURING 50 FEET THEREON.

Commonly known as: **1247A Kenmore Place, Nashville, TN 37216**

BEING THE SAME PROPERTY
CONVEYED TO William Oshea
BY A WARRANTY DEED FROM Cynthia D. Dalton Burns
DATED 5-31-06
RECORDED 6-2-06 DEED BOOK
PAGE REGISTER'S OFFICE
OF MACON COUNTY, TENNESSEE

Inst # 20060602-0065239