Davidson County DEEDQC
Recvd: 10/05/07 12:25 2 pgs
Fees:13.00 Taxes:185.00
20071005-0118974

THIS INSTRUMENT WAS PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
G. Kline Preston, IV, Attorney at Law Kline Preston Law Group, PC. 4525 Harding Road, Suite 200 Nashville, TN 37205 THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF SEPTEMBER, 2007 NOTARY PUBLIC MY COMMISSION EXPIRES: Notary Public, Fulton County, Georgia My Commission Expires March 2, 2009

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBER:
113 Fain Street Nashville, TN 37210	Nancy Smith 113 Fain Street Nashville, TN 37210	Map: 093-16 Parcel: 327.0

Quitclaim Deed

FOR AND IN CONSIDERATION of one dollar ($1), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Matthew Cox as the true identity of Joseph Carter and Walter A. Holcomb, an unmarried man, hereinafter called GRANTOR, by these presents, does hereby quitclaim, transfer and convey unto Nancy Smith, an unmarried lady, hereinafter called GRANTEE, her successors, heirs and assigns, all of his rights, interest and title in and to a certain tract or parcel of land in Davidson County, Tennessee, located at 113 Fain Street, Nashville, TN 37210 and specifically described as follows, to-wit:

BEING LOT NO. 8 ON THE PLAN OF BRANSFORD REALTY COMPANY'S RE-SUBDIVISION OF WEAKLEY AND WARREN RE-SUBDIVISION OF BLOCK D HERMITAGE ADDITION, OF RECORD IN PLAT BOOK 421 AT PAGE 58, REGISTER'S

OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NANCY SMITH BY WARRANTY DEED FROM VOLUNTEER CONSTRUCTION COMPANY OF NASHVILLE, TENNESSEE, LLC, RECORDED ON THE 12TH DAY OF JULY, 2002 IN INSTRUMENT NO. 20020712-0084186, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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This conveyance is subject to
a) Deed of Trust recorded in Ins. No. 20020712-0084187;
b) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein;
c) instruments of record in Book 421, Page 58; said Register's Office; and
d) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )

This is improved (X) property, known as 113 Fain Street, Nashville, TN 37210

This being the same property conveyed to Joseph Carter by Warranty Deed from Nancy Smith on May 25, 2006 recorded on June 2, 2006 in Instrument No. 20060602-0065248 in the Register of Deeds office of Davidson County, Tennessee. This being the same property conveyed to Walter A. Holcomb by Joseph Carter on August 21, 2006, recorded on September 6, 2006 in Instrument No. 20060906-0110219. Joseph Carter and Walter A. Holcomb were aliases for Matthew Cox.

Witness my hands this 24th day of September, 2007

MATHEW COX

STATE OF GEORGIA)
)
COUNTY OF Fulton)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, MATHEW COX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained and that he had the authority to do so. He further acknowledged that he is Joseph Carter and Walter A. Holcomb.

Notary Public, Fulton County, Georgia
My Commission Expires March 2, 2009

Notary Public My Commission Expires:_____