Davidson County DEEDQC
Recvd: 10/18/07 11:35 4 pgs
Fees:22.00 Taxes:0.00
20071018-0123621

RECORDING COVERSHEET
(TENNESSEE)

DOCUMENT TYPE: QUITCLAIM DEED

PREPARED BY:
M. POWELL, ESQ.
LAW'S SPECIALTY GROUP, INC.
235 W. BRANDON BLVD. #191
BRANDON, FL 33511

RETURN TO:
LENDERS FIRST CHOICE
RECORDING DEPT.
1785 VOYAGER AVENUE
SIMI VALLEY, CA 93063

DEAL #: **61-8059663**

APN: **08504000600**

PROPERTY:
2034 NORA LANE
HERMITAGE, TN 37076

Being the property conveyed to William C. Spann and Florence E. Spann, by deed dated 7/3/1969, of record in 4347 page 946 in the Register's Office of Davidson County, Tennessee. At the time their marriage neither party to another marriage, their marriage continued uninterrupted until the death of Florence E. Spann in Davidson County on 8/27/1971. William C. Spann conveys as the surviving tenant by the entirety.

After Recording Return To:

Lenders First Choice
1765 Voyager Street
Suite 100
Simi Valley, CA 93063

01-8059603

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

Map & Parcel:
Map _____; GRP: _____;
PARCEL 08504000600

QUIT CLAIM DEED

[this deed is being executed to remove a deceased spouse from title]

New Owner/ Property Being Conveyed
WILLIAM C. SPANN, an unmarried man
2034 Nora Lane
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 8 day of October, 2007, between WILLIAM C. SPANN, individually and as surviving spouse of FLORENCE E. SPANN, Deceased (8-21-1911) **Party of the First Part** and WILLIAM C. SPANN, an unmarried man, residing at 2034 Nora Lane, Hermitage, TN 37076 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. 37 ON THE PLAN OF STONES RIVER ESTATES, SECTION 1, AS OF RECORD IN BOOK 2900, PAGE 139, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 37 FRONTS 130.62 FEET ON THE NORTHERLY MARGIN OF NORA LANE AND EXTENDS BACK 215.50 FEET ON THE WESTERLY LINE AND 219.19 FEET ON THE EASTERLY LINE, TO A LINE IN THE REAR MEASURING 160.88 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.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM C. SPANN AND WIFE FLORENCE E. SPANN BY DEED FROM E.E. STRATTON, JR. AND WIFE BETTIE S. STRATTON IN BOOK 4347 PAGE 946 DATED 07/03/69 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 2034 Nora Lane, Hermitage, TN 37076

The legal description was obtcined from a previously recorded instrument.

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

Wm C Spann

WILLIAM C. SPANN, individually and as surviving spouse

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE }
COUNTY OF Davidson }

On this 8 day of October, 2007, before me personally appeared WILLIAM C. SPANN, individually and as surviving spouse, 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 he executed the same as his 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.

Wm C Spann

WILLIAM C. SPANN

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

Subscribed and sworn to before me
this the 8 day of October, 2007.

NOTARY PUBLIC My Commission expires: 7-05-11

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein 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. **PREPARER NOT RESPONSIBLE FOR CLOSING.**

SCHEDULE "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF STONES RIVER ESTATES, SECTION 1, AS OF RECORD IN BOOK 2900, PAGE 139, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 37 FRONTS 130.62 FEET ON THE NORTHERLY MARGIN OF NORA LANE AND EXTENDS BACK 215.50 FEET ON THE WESTERLY LINE AND 219.19 FEET ON THE EASTERLY LINE, TO A LINE IN THE REAR MEASURING 160.88 FEET THEREON.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 08504000600; SOURCE OF TITLE IS BOOK 4347, PAGE 946 (RECORDED 07/08/69)

DERIVATION CLAUSE:
THE INSTRUMENT CONSTITUTING THE SOURCE OF THE BORROWER'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A DEED RECORDED 7/8/1969 AS DOCUMENT NO. 4347-946 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.