Davidson County DEEDQC
Recvd: 11/14/07 12:48 2 pgs
Fees:12.00 Taxes:0.00
20071114-0133630

This Instrument Prepared by:
American Title Company, Inc
925 Industrial Drive
Old Hickory, TN 37138

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
James V. Fentress Jr.	SAME	118 13 132.00
3915 Albert Dr		
Nashville TN 37204		

THIS QUITCLAIM DEED made this 25 day of October, 2007, between James V. Fentress and Cynthia M. Wood, First Party, and James V. Fentress, Second Party.

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of One and No/100 ($1.00) Dollars, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUITCLAIMED, and does by these presents sell, remise, release and QUITCLAIM unto Second Party, all of First Party's right, title and interest in and to the following described premises, to wit:
Property being known as 3915 Albert Drive, Nashville, TN 37204 and being described as follows:

BEING Lot No. 11, on the Plan of Lipscomb Heights, of record in Plat Book 2083, Page 61, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Amy Ann Stivers MacKenzie by Quitclaim Deed from Trust Company of Maine, Trustee of the Maryann F. Stivers Declaration of Trust dated 2/20/75 of record in Instrument 20010807-0084658, said Register's Office. See also prior deed of record in Book 7187, Page 64, said Register's Office.
Being the same property conveyed to Grantor in Instrument #* _____ D.C.R.O.D.office
This conveyance is subject to Restrictive Covenants of record in Book 2196, Page 106, Register's Office for said County.

This conveyance is made subject tot (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2083, Page 61, said Register's Office. *20071114-0133628

The said Mark MacKenzie joins in this conveyance to convey any and all marital interest he may have in said property.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, the said First Party hereunder set its hand and seal this 25 day of October, 2007.

James V. Fentress

Cynthia M. Wood

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, the within named James V. Fentress and Cynthia M. Wood 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.

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Witness my hand and official seal this 25th day of October, 2007.

My Commission Expires JULY 22, 2009

Notary Public

My Commission Expires_____

I hereby swear or affirm that the actual consideration or true value of the transfer, whichever is greater, is ~~Notary Seal present, but could not be reproduced.~~.

Bill Garrett
Davidson County Register of Deeds

Affiant

Subscribed and sworn to before me, this the 25th day of October, 2007

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

JULY 22, 2009

~~Notary Seal present, but could not be reproduced.~~

Bill Garrett
Davidson County Register of Deeds