Davidson County DEEDQC
Recvd: 12/03/07 15:31 2 pgs
Fees:12.00 Taxes:0.00
20071203-0140084

QUITCLAIM DEED

B-CFIC-06-1901

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF December 2007

Notary Public

MY COMMISSION EXPIRES: 3 May 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quentin Wade & Madlyn P. Brown	EquiFirst Corporation	
(NAME)	(NAME)	
1901 Marsden Avenue	500 Forest Point Circle	72-12-168.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of NO DOLLARS AND NO CENTS, cash in hand paid by the hereinafter named grantee, and for other good and valuable considerations, the receipt all of which is hereby acknowledged, I/we, QUENTIN WADE, SOLE OWNER, hereinafter called the grantors, have bargained and sold, and do hereby quitclaim and convey unto QUENTIN WADE, UNMARRIED & MADLYN P. BROWN, UNMARRIED, TENANTS IN COMMON WITH RIGHT TO SURVIVORSHIP, hereinafter called the grantees, their heirs and assigns, all of my right, title and interest in and to the following described tract/parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 300, SECTION THREE, ON THE PLAN OF BURCHWOOD GARDENS OF RECORD IN BOOK 2900, PAGE 116, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO QUENTIN WADE, UNMARRIED BY DEED FROM MADLYN P. BROWN, UNMARRIED OF RECORD IN DOCUMENT NUMBER 20070206-0015623, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MADLYN P. BROWN BY QUITCLAIM DEED FROM CALVIN G. BROWN AND MADLYN P. BROWN RECORDED OCTOBER 11, 1991 IN BOOK 8462, PAGE 648, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 2900, PAGE(S) 116, REGISTER'S OFFICE FOR SAID COUNTY.

This instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

unimproved ( )

This is improved (X) property, known as 1901 Marsden Avenue, Nashville, Tennessee 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 14 day of November 2007

Quentin Wade

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, QUENTIN WADE, the within named bargainor, 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.

Witness my hand and official seal, this the 14 day of November, 2007.

Notary Public

My Commission Expires: 3 April 2009

THOMAS HENNING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212