Davidson County DEEDQC
Recvd: 01/31/08 09:30 1 pgs
Fees:12.00 Taxes:0.00
20080131-0009896

RETURN TO:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **YOUNG S. COLEMAN, a single person,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **YOUNG S. COLEMAN, a single person and EADIE G. NAIL, a single person,** all their right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson**, Tennessee, described as follows:

Being all Lot No. 59, of First Amendment Rivendell Woods, Phase I, Section I, as the same appears of record in Instrument Number 20070329-0037618, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed YOUNG S. COLEMAN, a single person, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated January 23, 2008, of record in Instrument Number 20080125-0007905, Register's Office Davidson County, Tennessee.

Subject to all matters of record in Instrument Number 20070329-0037618, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20070607-0068416; By-Laws of record in Instrument Number 20070607-0068416; Easement to Metro of record in Instrument Number 20070522-0061016, and in Record Book 9487, page 908; Easement to Columbia Gulf of record in Record Book 4215, page 632; Storm Water Detention Agreement of record in Instrument Number 20031104-0161896; Ingress/Egress to family cemetery as set out of record in Instrument Number 20040702-0079201; One Hundred Fifty Foot (150') Tennessee Valley Authority Easement as set out of record in Instrument Number 20040702-0079201; all of said Register's Office.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF he/she/we has/have hereunto set his/her hand(s) and seal(s) this 23rd day of January, 2008.

Young S. Coleman

STATE OF Tennessee COUNTY OF Davidson

On the 23rd day of January, **2008,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Young S. Coleman, a single person,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 23rd day of January, **2008**

My Commission Expires: 6-21-09

Notary Public

RHONDA D. DAVIS NOTARY PUBLIC RUTHERFORD COUNTY, TN My Commission Expires June 21, 2009

The actual consideration for this transfer is –0-

Affiant

Sworn and subscribed to me this 23rd day of January, **2008.**

My Commission Expires 6-21-09

Notary Public

RHONDA D. DAVIS NOTARY PUBLIC RUTHERFORD COUNTY, TN My Commission Expires June 21, 2009

Prepared by: Tri Star Title & Escrow, LLC, 279 Robert Rose Dr, Ste B, Murfreesboro, TN 37129
Map 173-05-0A-112.00
Send Tax Bills To: Young S. Coleman and Edie G. Nail, 5632 Hickory Park Drive, Antioch, TN 37013
New Owner: Young S. Coleman and Edie G. Nail, 5632 Hickory Park Drive, Antioch, TN 37013