# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 02/11/08 10:44 2 pgs
Fees:12.00 Taxes:0.00
20080211-0013652

MISTY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON CO.

STATE OF Tennessee
COUNTY OF Hamilton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2008.

Notary Public

MY COMMISSION EXPIRES: 8/3/11
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 6131 Shallowford Road, Suite 102 Chattanooga, TN 37421

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tonia Page | Tonia Page | 0340500800 |
| (NAME) | (NAME) | |
| 301 Alta Loma | 301 Alta Loma | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN | Goodlettsville, TN 37072 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20080112 |

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Tonia Renee Page**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Troy **Page and Tonia Page**, hereinafter called the GRANTEE, **his/her** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Beginning at a RR Spike in the center of Alta Loma Drive (Road) at the southeast corner of said Lot No. 39 where the west line of the right-of-way of the L & N Railroad crosses said Drive (Road); thence with the center line of said Drive (Road) 80° 30' West 101 feet to a stake; thence North 4° 55' East 645 feet to a stake; thence South 62° 15' East 88.5 feet to a stake in the west line of said right-of-way; thence with the west line of the same, South 2° West 625 feet to the beginning.

BEING all of the same property conveyed to Tonia Renee Gillespie by Warranty Deed from Elizabeth M. Rivera dated May 20, 1998 of record in Book 10946, Page 200, Register's Office for Davidson County, Tennessee.

Tonia Renee Gillespie is now known as Tonia Renee Page.

Included in the above described land but expressly excluded from this conveyance are to two tracts of land conveyed to The Metropolitan Government of Nashville and Davidson County of record in Book 5838, page 76 and in Book 5841, page 18, said Register's Office.

This is improved x property, known as 301 Alta Loma, Goodlettsville, TN 37072 (unimproved)

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

Witness my hand this 4th day of February, 2008.

Tonia Renee Page
Tonia Renee Page

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within, Tonia Renee Page the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 4th day of February 2008.

CONNIE L. TUMBLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Commission Expires: 2-8-11

Connie L. Tumblin
Notary Public

## HOLD HARMLESS RE: QUITCLAIM DEED

Date: February 4, 2008

Borrower/Co-Borrower: Tonia Renee Page

Property Address: 301 Alta Loma
Goodlettsville, Tennessee 37072

A Quitclaim Deed was prepared by Warranty Title Insurance Company for the sole purposes of assisting the undersigned borrower(s) in securing a mortgage loan from **Taylor, Bean & Whitaker Mortgage Corp.. Warranty Title Insurance Company** and **Old Republic National Title - Chattanooga** assumes no liability in vesting issues that may arise upon execution and/or recordation of this instrument.

The undersigned borrower(s) hereby acknowledges that they waive the right to seek legal counsel prior to the execution of this instrument. Said borrower(s) further agree to hold **Warranty Title Insurance Company, Old Republic National Title - Chattanooga, Taylor, Bean & Whitaker Mortgage Corp.** and harmless from any and all matters that may arise thereof.

Tonia Renee Page
Tonia Renee Page

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, Tonia Renee Page with whom I am personally acquainted or proven to me on the basis of satisfactory evidence to have executed this instrument for the purposes therein contained.

Connie L. Timbs
Notary Public

My Commission Expires:
2-8-11

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY