Davidson County DEEDQC
Recvd: 02/21/08 08:01 2 pgs
Fees:12.00 Taxes:0.00

20080221-0016785

PREPARED BY:

MICHAEL M. CASTELLARIN
95 WHITE BRIDGE ROAD, SUITE 509
NASHVILLE, TN 37205-1427
(615) 356-8130 - (615) 356-8138 (fax)

QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
William Caswell Allen, Jr. and Jason Matthew Fletcher 7034 Bonnavent Drive Hermitage, TN 37076	Southeastern Mortgage of Tennessee, Inc. 115 29th Avenue South Nashville, TN 37212	Map ~~74-A~~ 74-8 Parcel ~~50-A~~ 58

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents I, William Caswell Allen, do hereby quitclaim and convey unto William Caswell Allen and Jason Matthew Fletcher, as joint tenants with the right of survivorship, their successors and assigns, all my right, title and interest in and to the following described tract of land, it being the express purpose of the grantor to create a joint tenancy with the right of survivorship in and to the entire interest in the property previously held by the grantor:

Land in Davidson County, Tennessee being Lot No. 773 on the Plan of Hermitage Hills, Section Seven of record in Book 3300, page 62 and 63, Register's Office for said county.

Said Lot No. 773 fronts 79.0 feet on the broken northeasterly margin of Bonnavent Drive and extends back 227.28 feet on the northwesterly line 211.8 feet on the southeasterly line to a broken line in the rear, measuring 89.43 feet thereon.

BEING the same property conveyed to William Caswell Allen, an unmarried person, by deed from Steven A. Schwartz and wife, Kristie R. Schwartz, by deed of record as Instrument No. ~~20030604-0076341,~~ in the Register's Office for said county. 20030604-0076341

It being the express purpose of the grantor to create a joint tenancy with the right of survivorship.

This is improved property known as 7034 Bonnavent Drive, Hermitage, Tennessee 37076.

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including the equitable and statutory rights of redemption.

IN WITNESS WHEREOF, I have hereunto set my hands on this the 19 day of February, 2008.

William C Allen
WILLIAM CASWELL ALLEN, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Michael M. Castellarin, a Notary Public in and for said County and State, the within named, William Caswell Allen, the Bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 19 day of February, 2008.

Notary Public

My Commission Expires: 7-25-09

MICHAEL M. CASTELLARIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 0.

William Caswell Allen
Affiant

Sworn to and subscribed before me, this the 19 day of February, 2008.

Notary Public

My Commission Expires: 7-25-09

MICHAEL M. CASTELLARIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON