Davidson County DEEDQC
Recvd: 06/03/08 11:39 3 pg
Fees:17.00 Taxes:0.00

20080603-0056467

After Recording Return To:

Lenders First Choice
1785 Voyager Ave, Ste 100
Simi Valley, Ca 93063
7509328

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
098060A08900CO

QUIT CLAIM DEED

[this deed is being executed to add a non-family member to title]

New Owner/ Property Being Conveyed
ERIC DALE MEADOWS
CHRISTINA HOLDEN
5243 New John Hager Road
Davidson, TN 37076

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 4 day of April, 2008, between ERIC DALE MEADOWS, *"a single man" (marital status was omitted from prior vesting deed recorded on March 2, 2007 in document number 20070302-0025870)* residing at 5243 New John Hager Road, Davidson, TN 37076 hereinafter referred to as "**Party of the First Part**" and ERIC DALE MEADOWS, a single man and CHRISTINA HOLDEN, a single woman, as joint tenants, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

A CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 81 ON THE FINAL PLAT OF PHASE 1, SECTION "B", BRIDGEWATER, OF RECORD IN INSTRUMENT NO. 20060425-0046949, CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20060608-0067982, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. THE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD.

SUBJECT TO THE DECLARATION OF COVENANTS AND BYLAWS OF RECORD IN INSTRUMENT NUMBER 20051024-0128043, SUPPLEMENTED IN INSTRUMENT NUMBER 20051122-0141076, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND OTHER MATTERS OF PUBLIC RECORDS.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ERIC DALE MEADOWS BY SPECIAL WARRANTY DEED FROM NEWMARK HOMES, L.P., A TEXAS LIMITED PARTNERSHIP, DATED FEBRUARY 28, 2007 AND RECORDED MARCH 2, 2007 IN DOCUMENT NUMBER 20070302-0025870 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 5243 New John Hager Road, Davidson, Tennessee 37076
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN
My Commision Expires JULY 5, 2011

ERIC DALE MEADOWS

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 4 day of April, 2008, before me personally appeared ERIC DALE MEADOWS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

ERIC DALE MEADOWS

Subscribed and sworn to before me
this the 4 day of April, 2008.

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN
My Commision Expires JULY 5, 2011

NOTARY PUBLIC My Commission expires: 7-5-11

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance. **PREPARER NOT RESPONSIBLE FOR CLOSING.**

Exhibit

~~SCHEDULE~~ "A"

A CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 81 ON THE FINAL PLAT OF PHASE 1, SECTION "B", BRIDGEWATER, OF RECORD IN INSTRUMENT NO. 20060425-0046949, CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20060608-0067982, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. THE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 098060A08900CO; SOURCE OF TITLE IS DOCUMENT NO. 20070302-0025870 (RECORDED 03/02/07)

Derivation Clause

The instrument constituting the source of the borower's interest in the foregoing described property was a Warranty Deed recorded as document no 20070302-0025870 in the Register's office of Davidson County.