Prepared by: Rosalyn L. Caffey
2617 Peggy Sue Lane
Morrow, GA. 30260

Return To: Rosalyn L. Caffey
2617 Peggy Sue Lane
Morrow, GA. 30260

Date of this Document:
June 6, 2007

# QUITCLAIM BILL OF SALE

1. BE IT KNOWN, Wyntanya P. Jackson (Seller) for good and valuable consideration, and in consideration of the payment of One and no/100 dollars ($1.00), the receipt, adequacy and legal sufficiency of which is acknowledged by this Quitclaim Bill of Sale ("Bill of Sale"), and by the undersigned Wyntanya P. Jackson (seller) by execution and delivery of this Quitclaim Bill of Sale hereby sells, transfers, assigns, conveys, grants, and delivers to Rosalyn L. Caffey (Buyer) and her successors and assigns ~~forever~~ with quitclaim covenants only, the real property located at 906 Oneida Avenue, Nashville, Tennessee 37207, such real property is hereto described as:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, BEING LOT NO. 139 ON THE PLAN OF VICTORY HEIGHTS SUBDIVISION, WHICH IS OF RECORD IN PLAT BOOK 1130, PAGE 97, REGISTER'S OFFICE FOR DIVISION COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT, BEING THE SAME PROPERTY CONVEYED TO TONY W. WALKER AND WIFE, TRACEY J. BESS BY DEED OF RECORD IN BOOK 7466, PAGE 156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE SAID TRACEY J. BESS HAVING SINCE MARRIED IS NOW TRACEY J. BESS WALKER, Being the same property conveyed to Grantor by Deed of Record in Book 8754, Page 533 SUBDIVISION, MAP & PARCEL NUMBER : 07112021200.

2. Seller hereby represents and warrants to Buyer that Seller has full right, power and authority to sell said real property and to make this Quitclaim Bill of Sale.

3. Seller hereby represents that said chattels sold herein are sold subject to such prior liens, encumbrances, and adverse claims if any, that may exist, and Seller disclaims any and all warranties thereto.

Davidson County
TAX BILL: Name & Address:
Rosalyn L. Caffey
2617 Peggy Sue Lane
Morrow, GA. 30260

New Owner:
Rosalyn L. Caffey
2617 Peggy Sue Lane
Morrow, GA. 30260

Davidson County DEEDQC
Recvd: 08/01/08 14:09 5 pg
Fees:27.00 Taxes:0.00
20080801-0079385



TAJ

4. Said assets are further sold in "As Is" condition and where presently located.

5. If this Quitclaim Bill of Sale is signed by more than one person, all persons so signing shall be joint and severally bound hereby.

6. Power of Attorney. Without limiting Sections 1 through 5 of this bill of sale, Seller constitutes and appoints Buyer the true and lawful agent and attorney in fact of Seller, with power of substitution and resubstitution, in whole or in part, in the name and stead of Seller but on behalf and for the benefit of Buyer and its successors and assigns, from time to time.

(a) to demand, receive, recover and collect any and all of the real property and personal property thereto attached and to give receipt and releases for and with respect to any or all of the acquired real property and any personal property thereto attached;

(b) to institute and prosecute, in the name of Seller or otherwise, any and all proceedings at law, in equity or otherwise, that Buyer or her successors and assigns may deem proper in order to collect or reduce to possession any or all of the real property and any personal property thereto attached and in order to collect or enforce any claim or right of any kind assigned or transferred, or intended to be assigned or transferred, by this Quitclaim Bill of Sale; and

(c) to do all things legally permissible, required or reasonably deemed by Buyer to be required to ensure that Buyer acquires Seller's right, title and interest in and to any or all of the real property and to any personal property thereto attached, and to use Seller's name in any manner Buyer may reasonably deem necessary for the acquisition by Buyer of Seller's right, title and interest in and to any or all of the real property and any personal property thereto attached.

7. This Quitclaim Bill of Sale is governed by and construed under the laws of the State of Tennessee without regard to conflicts of laws principles that would require the application of any other law.

8. Seller has executed this Quitclaim Bill of Sale as of this 6th day of June 2007.

SELLER:

Wyntanya P. Jackson
Seller: Wyntanya P. Jackson

In the presence of :

Tammara Y. Ezzard
Witness 1-- Signature

Tammara Y Ezzard
Print Name of Witness 1

Edward A Brown
Witness 2--Signature

Edward A Brown
Printed Name of Witness 2

B.

VIVIAN DELL WILSON NOTARY PUBLIC

STATE OF Georgia
County of Fulton

I certify that Before me WYNTANYA P. Jackson personally Known to me appeared and did sign before me the Foregoing Quitclaim Deed this 6th day of June 2007.
and SWORN ~~Notary Public Signature~~

VIVIAN DELL WILSON
Notary Public - Printed Name

Vivian Dell Wilson
Notary Public - Signature

My commission expires MAY 3, 2008

VIVIAN DELL WILSON
Notary Public, Fulton County, GA
My Commission Expires May 3, 2008

ACKNOWLEDGMENT

STATE OF Georgia )

COUNTY OF Fulton ) SS

Before me a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that personally appeared the above named WYNTANYA P. JACKSON, who acknowledged that he/she And Swore did sign the foregoing instrument, and that the same is his/her free act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal at Union City, Georgia, this 6th day of June, 2007.

X Vivian Dell Wilson
Notary Public (Signature)

Vivian Dell Wilson
Notary Public (Printed Name)

My commission expires: VIVIAN DELL WILSON Notary Public, Fulton County, GA My Commission Expires May 3, 2008

Affiant ____ Known X Produced ID

Type of ID Indiana ID Card

DLN 0920-83-0719

VIVIAN DELL WILSON NOTARY PUBLIC FULTON COUNTY

STATE OF Georgia

COUNTY OF Fulton

**The actual consideration or true value, whichever is greater for this transfer Is $** 100.

Wyntonya T. Jackson
**Affiant**

**Subscribed and sworn to before me, this the** 6th **day of** June **20** 07

Vivian Dell Wilson
**Notary Public (Signature)**

VIVIAN DELL WILSON
**Notary Public (Printed name)**

**My Commission expires:** MAY 3, 2008

VIVIAN DELL WILSON
Notary Public, Fulton County, GA
My Commission Expires May 3, 2008

VIVIAN DELL WILSON NOTARY PUBLIC FULTON COUNTY, GA