03

Realty Title Box 484

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Davidson County DEEDQC
Recvd: 08/18/08 13:36 2 pgs
Fees:12.00 Taxes:0.00

20080818-0084646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-24-2010
(AFFIX SEAL)

KAREN COLBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Stephanie M. Coleman-Smith	Countrywide Home Loans, Inc.	92-03-0-160
(NAME)	(NAME)	
2403 Albion Street	801 Crescent Centre Drive #510	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37208	Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Joshua Collins, by these presents, quitclaims and conveys unto Stephanie M. Coleman-Smith, all of his right, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 173, on the Plan of Heffernan Place, of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Collins and Stephanie Coleman-Smith, by deed from William J. Jackson and Dyann Riche Ward, The Heirs at Law of William Ira Jackson, dated 3-20-07, recorded 4-9-07, in Instrument No. 20070409-0041967, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2403 Albion Street, Nashville, TN 37208.

Witness my hand this 8th day of August, 2008.

Joshua Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Joshua Collins, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 8th day of August, 2008.

Notary Public

My commission expires: 7/24/2010

KAREN GILBERT NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE