Davidson County DEEDQC
Recvd: 09/26/08 12:01 2 pg
Fees:12.00 Taxes:0.00

20080926-0097961

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
FILE NO. FILE BOX "7"

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 2008.

Notary Public

ALAN L. SATURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 7-24-2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
JAMES A. SHANKS et al 4404 Illinois Avenue Nashville, TN 37209	COUNTRYWIDE HOME LOANS 7105 Corporate Drive Plano, TX 75024	091-12-0-015.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JAMES A. SHANKS

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO JAMES A. SHANKS and JAMES ANDREW SHANKS, as Joint Tenants with Rights of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 307 of Block 44 Plan No. 1 West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 307 fronts 25 feet on the northerly side of Illinois Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James A. Shanks by deed from Cleland P. Ratcliffe, of record in Instrument Number 20061129-0146978, Register's Office for Davidson County, Tennessee and re-recorded in Instrument Number 20060821-0103072, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **4404 Illinois Avenue, Nashville, Tennessee 37209**

WITNESS my hand(s) this 5TH day of September, 2008.

X _____
JAMES A. SHANKS

STATE OF GEORGIA)
COUNTY OF Chatham)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES A. SHANKS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Savannah, Georgia, this the 5th day of September, 2008.

NOTARY PUBLIC

NANCY S. BURBAGE
Notary Public, Chatham County, GA
My Commission Expires January 6, 2012

NANCY S. BURBAGE NOTARY PUBLIC CHATHAM COUNTY, GA

My Commission Expires