Davidson County DEEDQC
Recvd: 12/16/08 12:19 2 pgs
Fees:12.00 Taxes:0.00

20081216-0120462

File #: RT2071
THIS INSTRUMENT PREPARED BY:

Resource Title Agency of Tennessee, LLC

3931 Gallatin Pike, Suite B

Nashville, TN 37216

Address New Owner(s):
Hanson H. Howard, Jr. and Rose Marie Lydale Howard
1509 Saunders Avenue
Madison TN 37115

Send Tax Bills To:
Bank of America
9000 Southside Blvd. Bldg 700
File Receipt Dept.
Jacksonville FL 32256

Map & Parcel Nos.:
051-11-0 081.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Hanson H. Howard, Jr., aka Hanson H. Howard** ("Grantor") does hereby quitclaim and convey unto **Hanson H. Howard, Jr. and Rose Marie Lyndale Howard, husband and wife,** Grantees , their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

The following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot 8, Section 11, on the map of Oakland Acres, as shown in Plan Book 3700, page 26, in the register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marian Maxwell, a married person, by Warranty Deed from Brandon Maxwell, dated 01/13/2004, recorded 01/22/2004 of record in Instrument #20040122-0008462, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U. S. Bank, N.A., as Trustee, by Substitute Trustee's Deed, from Valerie Ann Spicer, as substitute trustee, dated August 29, 2006, and recorded September 11, 2006, in Instrument No. 20060911-0111909, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Hanson H. Howard, Jr. a/k/a Hanson H. Howard, unmarried, by Special Warranty Deed from U.S. Bank, N.A. as Trustee, dated December 7, 2006 and recorded December 20, 2006, of record in Instrument No. 20061220-0156616, Register's Office for Davidson County, Tennessee.

This is improved property known as **1509 Saunders Avenue, Madison, Tennessee 37115.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12TH day of DECEMBER, 2008.

Hanson H. Howard, Jr. aka Hanson H. Howard

By Hanson H. Howard Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Hanson H. Howard, Jr. aka Hanson H. Howard, the within named person, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence) , and who acknowledged that such person was the one who executed the forgoing instrument for the purpose therein contained.

WITNESS my hand and seal at office this 12TH day of DECEMBER, 2008.

Karen Winkler
NOTARY PUBLIC

KAREN WINKLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
9/3/2012

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is **$0**.

Sharon L. Wright
AFFIANT

WITNESS my hand and seal at office this 12TH day of DECEMBER, 2008.

Karen Winkler
NOTARY PUBLIC

KAREN WINKLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/3/2012