Davidson County DEEDQC
Recvd: 12/22/08 10:55 4 pgs
Fees:22.00 Taxes:0.00
20081222-0121796

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO): Molly Joroan
Precision Settlement Services Group, Inc.
1206 New Rodgers Road
Bristol, Pa 19007
Telephone: 215-781-1900 Fax: 215-781-6340
File No. PSSGTN-4496

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **PAMELA P. LEAKE**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **LEE R. LEAKE, as Sole Owner, his personal representatives and assigns** hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **City of Old Hickory, County of Davidson**, State of Tennessee, to-wit:

The following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Being Lot No. 18 on the Plan of Waterford, Phase 3, as of record in Plat Book 7900, Page 707, Register's office for Davidson, Tennessee.

For informational purposes only: Tax Parcel #53.06-0A-18.00-CO

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a deed from Lee R. Leake and Pamela Leake, both unmarried, dated November 20, 2006, and recorded December 13, 2006, in the Register of Deeds for the City of Old Hickory, County of Davidson, as Document No. 20061213-0153816.

~~TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.~~

WITNESS Grantor's hand this 11 day of November, 2008.

Pamela P Leake {SEAL}
PAMELA P. LEAKE

Witness

STATE OF TENNESSEE
CITY OF OLD HICKORY, COUNTY OF DAVIDSON

On this the 11 day of Nov 2008 before me, the undersigned officer duly commissioned and qualified, personally appeared PAMELA P. LEAKE, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as her free act and deed.

Notary Public PEGGY L. NIEMANN

My Commission expires: 7-5-11

My Commission Expires
JULY 5, 2011

STATE OF TENNESSEE
CITY OF OLD HICKORY, COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Lee R. Leake
LEE R. LEAKE

Subscribed and sworn to before me this 11 day of November, 2008.

Notary Public PEGGY L. NIEMANN
My Commission expires: 7-5-11

PROPERTY OWNER AND
Person or Agency responsible for taxes:
LEE R. LEAKE
1963 Waterford Drive
Old Hickory, TN 37138

NOTARY ACKNOWLEDGEMENT

State of Tennessee
County of Davidson

On Nov 11 ,20 08 before me, Peggy Niemann, Notary Public,
personally appeared Lee R. Leake and Pamela P. Leake
Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Verified Identification Drivers lic.

Witness my hand and official seal

Pamela Leake
TN 108157038
Id#
EXP: 2-19-12

Sign Lee R Leake
License State: TN
I.D.# 108132094
exp: 2-2-10

Signature of Notary Public
Printed Name Peggy Niemann

My Commission expires: 7-5-11

NOTARY PUBLIC DAVIDSON CO., TN

Commission Expires JULY 5, 2011

DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document : _____

Document Date : _____ Number of Pages: _____

Signers other than named above: _____