Davidson County DEEDQC
Recvd: 01/07/09 13:45 2 pgs
Fees:12.00 Taxes:0.00

20090107-0001685

This Instrument Prepared By & Return to:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6050460
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Ronald W. Martin,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Julie Ann Martin** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, TN, BEING Lot No. 125 on the Plan of Abbay Hall, Section I, of record in Book 2331, Page 18, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ronald W. Martin and Julie Ann Martin from April Spelta and Anthony J. Spelta, Jr., wife and husband by Warranty Deed dated July 26, 2005, recorded August 04, 2005, in Instrument No. 20050804-0091804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: all matters appearing on the plan of record in Book 2331, Page 18; restrictions of record in Book 2345, Page 514, and Book 2393, Page 627; Easement of record in Book 5375, Page 380; all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

RWM
Sellers Ints.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 27th day of December, 2008.

Ronald W Martin
Ronald W. Martin

Signed and sworn to before me this 27th day of December, 2008

John R. Hall, Notary Public

JOHN R. HALL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES FEBRUARY 9, 2011

TAI

STATE OF TENNESSEE
COUNTY OF Shelby

On this 27th day of December, 2008, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ?? ?? to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

JOHN R. HALL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public

MY COMMISSION EXPIRES FEBRUARY 9, 2011
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

JOHN R. HALL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Subscribed and sworn to before me this 27th day of December, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 9, 2011

Tax/Map ID & Parcel
133-13
144.00

New Owners:
Julie Ann Martin
551 Elaine Drive
Nashville, TN 37211

Send Tax Bills to :
Countrywide Home Loans
P O Box 670009
Dallas, TX 75267-0009