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Davidson County DEEDQC
Recvd: 02/25/09 14:41 3 pgs
Fees:17.00 Taxes:0.00

20090225-0016704

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 2 day of February, 2009, by and between **ANTHONY EMMANUEL, married,** hereinafter known and referred to as **GRANTOR**, and **ANTHONY EMMANUEL AND GINA A. EMMANUEL, both married,** whose tax mailing address is _____, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$1.00**, cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaim unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Edgefield Land Company's First Subdivision of Record in Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same parcel conveyed to Anthony Emmanuel from Dierks Bentley, by virtue of a deed dated 5/28/2004, recorded 6/8/2004, as Instrument No. 20040608-0067703 County of Davidson, State of Tennessee.

Assessor's Parcel Number: 094-02-0-043-00

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

_____

GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 2 day of February, 2009, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by ANTHONY EMMANUEL.

SUZANNE A. MORAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
January 3, 2011

Suzanne A Moran
Notary Public

My Commission Expires: 1/3/2011

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $1.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $1.00, to the best of Grantor's knowledge, information and belief.

GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 2 day of February, 2009, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by ANTHONY EMMANUEL.

SUZANNE A. MORAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
January 3, 2011

Suzanne A Moran
Notary Public

My Commission Expires: 1/3/2011

Grantees' Address and Address All Tax Bills Are to Be Sent To:

1706 Shelby Avenue
Nashville, Tennessee 37206

PREPARER:

CLIFFORD A. BRANHAM, ESQ.
800 CORPORATE DRIVE #102A
LEXINGTON, KY 40503

Order ID: 5402404
Loan No.:.0179983184

EXHIBIT A
LEGAL DESCRIPTION

The following described property:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Edgefield Land Company's First Subdivision of Record in Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same parcel conveyed to Anthony Emmanuel from Dierks Bentley, by virtue of a deed dated 5/28/2004, recorded 6/8/2004, as Instrument No. 20040608-0067703 County of Davidson, State of Tennessee.

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