Prepared by Maralyn S. James
3117 Roundwood Forest LN
Antioch, TN 37013-5404

BILL GARRETT, Davidson County
Trans:T20090038834 DEEDQC
Recvd: 06/10/09 16:35 2 pgs
Fees:13.00 Taxes:53.65
20090610-0054050

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 28 day of July , 2006 (year),
by first party, Grantor, Maralyn S. Tinch (James) Glen D. James Husband
whose post office address is 3117 Roundwood Forest LN, Antioch, TN 37013
to second party, Grantee, Christina M. James and Charissa R. James
whose post office address is 3117 Roundwood Forest LN, Antioch, TN 37013

WITNESSETH, That the said first party, for good consideration and for the sum of Fourteen Thousand, Five Hundred Dollars ($14,500.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson , State of Tennessee to wit:

Land in Davidson County, Lot No. 42, Fair Oaks Sec. 1

Map and Parcel No. 162-06-0 067.00

This is improved property known as: 263 Delvin DR, Antioch, TN 37013

Being Lot No. 42 on the Plan of Fair Oaks Subdivision, Section 1, as of record in Book 4175, page 43, Register's Office for said County.
Said Lot No. 42 fronts 75 feet on the southerly side of Delvin Drive and runs back between lines, 110 feet on the westerly line and 168.68 feet on the easterly line, to a line at the rear on which it measures 103.73 feet.
Being the same property conveyed to Maralyn S. Tinch now known as Maralyn S. James by deed recorded in Book 4916, Page 955, RODC, Tennessee.

Glen D. James is hereby conveying a marital interest he has by being married to Maralyn S. James.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Jay Hart
Signature of Witness

Jay Hart
Print name of Witness

Jay Hart
Signature of Witness

Jay Hart
Print name of Witness

Maralyn S. Tinch (James)
Signature of First Party

Maralyn S. Tinch (James)
Print name of First Party

Glen D. James
Signature of First Party

Glen D. James
Print name of First Party

State of TN
County of Davidson
On 7/28/06 before me, Gary L. Hudson
appeared Maralyn S. Tinch (James) and Glen James
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 capacity(ies), 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.
WITNESS my hand and official seal.

Gary L. Hudson
Signature of Notary My commission expires 1/24/09

GARY L. HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Affiant ____Known ✓ Produced ID
Type of ID TN Driver licenses
(Seal)

State of
County of
On before me,
appeared
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 capacity(ies), 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.
WITNESS my hand and official seal.

Signature of Notary

Affiant ____Known____Produced ID
Type of ID ____
(Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer

New Owner
Send Tax Bills to:

Christina James
Charissa James
3117 Roundwood Forest LN
Antioch, TN 37013-5404

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$14,500.00
Maralyn S. James
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 10 DAY OF June 20 09
Deputy Register