BILL GARRETT, Davidson County
Trans:T20090051529 DEEDQC
Recvd: 07/30/09 12:56 2 pgs
Fees:12.00 Taxes:0.00
20090730-0071425

This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW09589

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, **Freida Phillip James,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Steven Lynn James, an unmarried man,** all my rights, title and interest in and to the following described real estate, to-wit:

Property address: 512 Erna Court, Antioch, TN 37013

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

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Honey Brook Subdivision, Section 3, of record in Plat Book 7900, page 242, as amended in Book 7900, pages 379 and 380, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Steven Lynn James and wife, Freida Phillip James by Warranty Deed from Carol P. Lewis and wife, Curtis Lewis, Jr., dated 3/25/94 and recorded 3/30/94 in Book 9294, page 657, Register's Office for Davidson County, Tennessee.

FPJ
Initial(s).

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 30 day of June, 2009.

Freida Phillips James
Freida Phillip James

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30 day of June, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Freida Phillip James,** 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.

Rick Mancuso
Notary Public

7-24-2010
My Commission Expires

RICK MANCUSO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 30 day of June, 2009.

Notary Public

My Commission Expires: 7-24-2010

Tax/Map ID & Parcel:
162-16-0D-051.00

New Owners:
Steven Lynn James
512 Erna Court
Antioch, TN 37013

Send Tax Bills to :
SAME / NEW OWNER