QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ PA
COUNTY OF ~~DAVIDSON~~ Allegheny
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21 DAY OF December, 2009

NOTARY PUBLIC Donald G. Komoroski

MY COMMISSION EXPIRES 2/20/13

NOTARIAL SEAL
DONALD G KOMOROSKI
Notary Public
BALDWIN BOROUGH, ALLEGHENY COUNTY
My Commission Expires Feb 20, 2013

Return to: United Lender Services
2000 Cliff Mine Rd
Ste 610
Pittsburgh PA 15275

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03335 GORE

181023

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
1229 Timber Valley Drive	SAME	NO. 108 12 0 072.00
Nashville, TN 37214		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRANCES J. GORE, UNMARRIED AND JANICE A. SPRUIELL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

FRANCES J. GORE, AN UNMARRIED WOMAN HAVING AN UNDIVIDED ONE-HALF INTEREST, AND JANICE A. SPRUIELL AND MARK C. SPRUIELL, HUSBAND AND WIFE, ALSO HAVING AN UNDIVDED ONE-HALF INTEREST

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1229 Timber Valley Drive, Nashville, TN 37214

Witness our hand on this 11 day of Dec., 2009

Frances J Gore 12-11-09
Frances J. Gore

Janice A. Spruiell 12-11-09
Janice A. Spruiell

BILL GARRETT, Davidson County
Trans:T20090087328 DEEDQC
Recvd: 12/30/09 09:41 2 pgs
Fees:12.00 Taxes:0.00
20091230-0118200

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Frances J. Gore, and Janice A. Spruiell, , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Frances J. Gore, and Janice A. Spruiell, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (city), Tennessee (state), this 11 day of Dec., 2009

Notary Public Marie Milstein

My Commission Expires: 07/03/2012

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 3, 2012

09-03335 GORE

EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NO. 50, ON THE FINAL SUBDIVISION PLAT OF EAST LAKE, SECTION IV OF RECORD IN BOOK 5800, PAGE 245, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN GRANTORS BY DEED DATED 12/12/2000 AND RECORDED 12/20/2000 AS INSTRUMENT NUMBER 20001220-0124777 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO THE MATTERS SET FORTH BELOW, IF ANY, AS WELL AS ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, CONDITIONS, COVENANTS, AND RESTRICTIONS (AS MAY BE AMENDED OR SUPPLEMENTED), ALL EASEMENTS, UTILITY EASEMENTS OR RIGHTS OF WAYS FOR PUBLIC UTILITIES THAT APPEAR IN THE APPROPRIATE PUBLIC RECORD.

A. ANY FACTS, RIGHTS, INTEREST, OR CLAIMS AS WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND OR INSPECTION OF THE PREMISES THEREOF.

B. PROPERTY TAXES FOR THE CURRENT YEAR.

***THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY UNITED LENDER SERVICES CORP, 2000 CLIFF MINE ROAD, SUITE 610, PITTSBURGH, PA 15275. THE PREPARER DID NOT CONDUCT A TITLE SEARCH ON SAID PROPERTY*

FJV
J.K.S