Return To:

THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
833 Wren Rd Suite A
Goodlettsville, TN 37072
06-2008

BILL GARRETT, Davidson County
Trans:T20100020491 DEEDQC
Recvd: 04/07/10 14:35 2 pgs
Fees:12.00 Taxes:0.00
20100407-0026235

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Lanita M. Sexton	Same as Owner	173 01 0 Parcel 055.00
433 Carl Miller Dr		
Antioch, TN 37013		

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Brenda M. Sexton, hereinafter referred to as the "GRANTOR" and Lanita M. Sexton, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Brenda M. Sexton, has this day quitclaimed unto Lanita M. Sexton, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 363 ON THE PLAN OF MONTE CARLO ESTATES, SECTION 1, AS OF RECORD IN BOOK 4675, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION

Being the same property conveyed to Brenda M. Sexton and Lanita M. Sexton as joint tenants with right of survivorship by Warranty Deed from Eileen Marie Nelson-Phillips, dated 07/30/1999, filed for record on 08/02/1999 in Book 11599, page 576, Davidson County register of Deeds

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN Witness Whereof, the undersigned has hereunto set her hand on this the 26 day of March, 2010.

Brenda M. Sexton

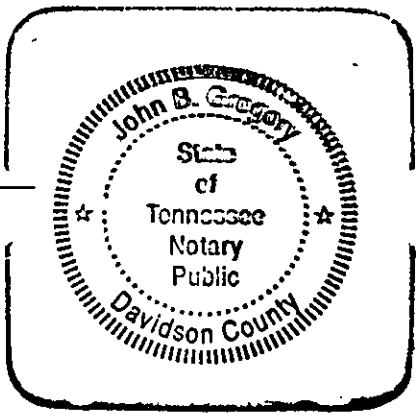
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda M. Sexton with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained..

Witness my hand and official seal this 26 day of March, 2010.

My commission expires: 11/04/13

NOTARY PUBLIC



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $ 0

AFFIANT

Subscribed and sworn to before me this 26 day of March, 2010.

My commission expires: 6-26-

NOTARY PUBLIC

