BILL GARRETT, Davidson County
Trans:T20110015792 DEEDQC
Recvd: 03/17/11 09:36 2 pgs
Fees:12.00 Taxes:0.00
20110317-0020893

This Instrument Prepared By & Return to:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2030754

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, **James Marshall,** do hereby bargain, sell, release, remise, quitclaim and convey unto **James Marshall and wife, Patricia A. Marshall,** all my rights, title and interest in and to the following described real estate, to-wit:

Property address: 408 Woodsman Court, Nashville, TN 37214

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

Being Lot No. 96B on the Plan of Zone Lot Divisions, Lots 89-90-91-94-95-96 & 97, Percy Priest Woods Section IV of record in Plat Book 6250, page 357, and amended in Book 6250, page 717, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Marshall from Federal Home Loan Mortgage Corporation by Warranty Deed dated December 27, 2002 and recorded March 21, 2003 in Instrument No. 200303210037493, Register's Office for Davidson County. Also conveyed to Federal Home Loan Mortgage Corporation from Joe M. Kirsch, Substitute Trustee, by Substitute Trustee's Deed recorded March 19, 2002 in Instrument No. 20020319-0034069, said Register's Office.

This conveyance is subject to all matters of record on plat in Plat Book 6250, page 357, amended in Book 6250, page 717, Register's Office for Davidson County.

J.M.
Initial(s).

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 15 day of July, 2010.

James Marshall
James Marshall

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of July, 2010, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Marshall,** 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.

Lore H. Phelps
Notary Public

LORE H. PHELPS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

My Commission Expires:

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.

James Marshall
Affiant

Subscribed and sworn to before me this 15th day of July, 2010.

Lore H Phelps
Notary Public
My Commission Expires:

LORE H. PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

Tax/Map ID & Parcel:
108-16-319.00

New Owners:
James and Patricia A. Marshall
408 Woodsman Court
Nashville, TN 37214

Send Tax Bills to :
SAME / NEW OWNER