This Instrument Prepared By and Return To:
Melvin D. James
2748 Welshcrest Dr.
Nashville TN 37013

BILL GARRETT, Davidson County
Trans:T20120063546 DEEDQC
Recvd: 08/24/12 12:26 2 pgs
Fees:12.00 Taxes:0.00
20120824-0076411

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Melvin D. James 2748 Welshcrest Dr. Nashville TN 37013	Same As New Owner	149-15-A-216CO

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Melvin D. James and Ethel Nixon, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Melvin D. James, hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

> Land in Davidson County, Tennessee, being Lot No. 76 on Plan of Section Four, Cambridge Forest of record in Instrument No. 20000918-0092192, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Melvin D. James and Ethel Nixon by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded on August 30, 2001 in Instrument No. 20010830-0093986, Register's Office for Davidson County, Tennessee.

This is improved property located at 2748 Welshcrest Drive, Antioch TN 37013.

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

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

TA-I

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 22 day of August, 2012.

Melvin D. James

Ethel Nixon

STATE OF Tennessee
COUNTY OF Sumner

Before me, the undersigned Notary in and for said County and State, personally appeared the within named [redacted], to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal this 22 day of August, 2012.

NOTARY

CHERYL DOTSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 23, 2013

My Commission Expires: July 23, 2013

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 22 day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 7-23-2013

CHERYL DOTSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 23, 2013