Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD, SOUTH
P.O. 887
MADISON, TENNESSEE 37116-0887
(615) 865-7000

MAY 18 8 49 AM '89

3381 5

ADDRESS NEW OWNER(S):
ELVA HARRIS HATCHER
724 TAHLENA AVENUE
MADISON, TENNESSEE 37115

SEND TAX BILLS TO:
SAME
SAME
SAME

7198 05/18 0101 03CHECK 18.00

MAP/PARCEL NUMBERS:
MAP: 52-6
PARCEL 80

BOOK 7843 PAGE 605

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **ONE AND NO/100 DOLLAR ($1.00)** cash in hand paid, and other good and valuable considerations, and for the express purpose of declaring void and rescinding a certain Quitclaim Deed of record in Book 7334, page 186, Register's Office for Davidson County, Tennessee and a certain Deed of Trust of record in Book 7335, page 733, Register's Office for Davidson County, Tennessee, and for the purpose of clearing the title to said property and pursuant to and in accordance with a certain Agreement heretofore entered into by and between the parties, a copy of which is attached hereto as Exhibit "A", we, **ROBERT DEAN HATCHER et ux, DIANA SIMPSON HATCHER**, by these presents do hereby quitclaim, transfer and convey unto **ELVA HARRIS HATCHER** her heirs and assigns, all of their right, title and interest in and to the hereinbelow described tract or parcel of land, to-wit:

Being Lot No. 70 and the northerly 25 feet of Lot No. 69 on the Madison Heights Subdivision, as of record in Book 1424, page 6, Register's Office for said County.

Said Lot No. 70 and part of Lot No. 69 front together 125 feet on the westerly side of Tahlena Avenue and run back between parallel lines 304.5 feet on the northerly line and 273.5 feet on the southerly line to a dead line measuring 126.1 feet thereon.

Being the same property conveyed to Robert Dean Hatcher, Jr., et ux, Diana Simpson Hatcher by Quitclaim Deed from Elva Harris Hatcher of record in Book 7334, page 186, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 714 Tahlena Avenue, Madison, Tennessee 37115.

WITNESS my hand this the 11th day of May, 1989.

Robert D. Hatcher
ROBERT DEAN HATCHER, JR.

Diana S. Hatcher
DIANA SIMPSON HATCHER

STATE OF TENNESSEE)

COUNTY OF Knox **)**

The actual consideration or value for this transfer is **$NONE.**

✓ Elva Harris Hatcher
AFFIANT

Sworn to and subscribe to before me this the 15 day of May, 1989.

Deana L. Montgomery Howell
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)

COUNTY OF Knox **)**

Personally appeared before me the undersigned, a Notary Public, in and for said County and State, the within named **ROBERT DEAN HATCHER, JR.**, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed

the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Knoxville, Tennessee, this the 11 day of May, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-17-92

STATE OF TENNESSEE)

COUNTY OF Knox **)**

Personally appeared before me the undersigned, a Notary Public, in and for said County and State, the within named **DIANA SIMPSON HATCHER**, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Knoxville, Tennessee, this the 11 day of May, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-17-92

AGREEMENT

THIS AGREEMENT entered into this 15 day of May, 1989, by and between **ELVA HARRIS HATCHER**, hereafter **"FIRST PARTY"** and **ROBERT DEAN HATCHER, JR.** and **DIANA SIMPSON HATCHER**, hereafter together and collectively **"SECOND PARTY"**.

WHEREAS, on or about August 19, 1987, **FIRST PARTY** executed a Quitclaim deed of her residence property located at 724 Tahlena Avenue, Madison, Davidson County, Tennessee, said property being more fully described in Exhibit "A" attached hereto and incorporated herein, to **SECOND PARTY**, and;

WHEREAS, the consideration for said Quitclaim Deed was zero ($0), the Affidavit on the face of the Deed evidencing same and said Quitclaim Deed being of record in Book 7334, page 186, Register's Office for Davidson County, Tennessee, and;

WHEREAS, on or about August 21, 1987, **SECOND PARTY** executed a certain Deed of Trust conveying said property to the **FIRST PARTY** to secure certain notes in the total sum of **SEVENTY THOUSAND AND NO/100 DOLLARS ($70,000.00)** which said Deed of Trust appears of record in Book 7335, page 733, Register's Office for Davidson County, Tennessee, and;

WHEREAS, no cash monies have ever at any time changed hands as between the parties and no cash sums have ever at any time been paid toward satisfaction of said notes totaling **SEVENTY THOUSAND AND NO/100 DOLLARS ($70,000.00)**, and;

WHEREAS, FIRST PARTY has resided in said residence property continuously and uninterruptedly since the date and time of the execution of the Quitclaim Deed and the date and time of the execution of the Deed of Trust above mentioned and has provided all upkeep and maintenance for said property; and,

WHEREAS, the parties have mutually agreed to void, cancel and rescind said Quitclaim Deed and Deed of Trust and consider the same for nothing held it being in the best

EXHIBIT A

interest of both parties to do so.

NOW, IN CONSIDERATION of the mutual promises and covenants herein contained and in further consideration of **ONE AND NO/100 DOLLAR ($1.00)** cash in hand each to the other paid the parties hereby agree and contract as follows:

1. The Quitclaim Deed, Deed of Trust and Notes above specified are hereby declared void, cancelled, rescinded and for nothing held.

2. For the sole and limited purpose of clearing the title to the real estate the parties hereby agree that **SECOND PARTY** shall execute and record a Quitclaim Deed in and to the subject property to **FIRST PARTY.**

3. For the further sole and limited purpose of clearing the title to the subject real estate, **FIRST PARTY** shall execute and record an appropriate release of the Deed of Trust above specified.

4. This agreement shall inure to the benefit of and be binding upon the parties hereto, their heirs, assigns and legal representatives.

IN WITNESS WHEREOF, the parties have executed this agreement in duplicate originals on the dates set opposite their names below.

FIRST PARTY

DATE: 5/15/89

Elva H. Harris Hatcher
ELVA HARRIS HATCHER

SECOND PARTY

DATE: 11 May 1989

Robert D Hatcher Jr.
ROBERT DEAN HATCHER, JR.

DATE: 5/11/89

Diana S. Hatcher
DIANA SIMPSON HATCHER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ELVA HARRIS HATCHER** , the Bargainor, with whom I am personally acquainted (or proved to me 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 at Madison, Tennessee, this the 15th day of May, 1989.

Diane L. Montgomery Howell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF ~~ANDERSON~~ KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT DEAN HATCHER, JR.**, the Bargainor, with whom I am personally acquainted (or proved to me 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 at Knoxville, Tennessee, this the 11 day of May, 1989.

Wayne Burton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-17-92

STATE OF TENNESSEE)
COUNTY OF ~~ANDERSON~~ KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DIANA SIMPSON HATCHER**, the Bargainor, with whom I am personally acquainted (or proved to me 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 at Knoxville, Tennessee, this the 11 day of May, 1989.

Wayne Burton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-17-92