82-07
001

QUIT-CLAIM DEED

THIS ENDENTURE, Made, this 18th day of January, A.D., 1994, BETWEEN John R. Pipkin, with full power to mortgage, encumber, and convey without joinder of any beneficiary, of the County of DAVIDSON, and State of Tennessee, party of the first part, and ELIZABETH RYAN PIPKIN residing in County of Davidson, and State of Tennessee, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00), in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said party of the second part and her heirs, and assigns forever, all the right, title, interest, claim and demand which the party of the first part has in and to the following described parcel of land and improvements, situate, lying and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Jackson's Retreat, Phase I, Section II, as of record in Book 5200, page 334, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 61.83 feet on the easterly margin of Carriage Way Court and extends back 130.06 feet on the northerly line and 133.93 feet on the southerly line to a dead line in the rear measuring 75.84 feet thereon.

Being the same property conveyed to Robert Ryan and wife, Elizabeth Marie Ryan by deed from Randall Phillips Builders, Inc., of record in Book 5865, page 722, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right title, interest and claim whatsoever of the said part of the first part either in lay or equity, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written,

Signed, sealed and delivered in presence of us:

_____)

John R. Pipkin)

(Seal)

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, John R. Pipkin, to me well know to the person described in and who executed the foregoing deed, and acknowledged before me that he/she executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official at Hermitage County of Davidson, and State of Tennessee, this 18 day of January, A.DB, 1994.

Joyce A. Richardson
NOTARY PUBLIC

My commission Expires: 11-20-96

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Barbara Davis
Affiant

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

My commission expires: 6/28/95

Prepared By:
John R. Pipkin
4o Peak Trail Brentwood

New Owner
Elizabeth Pipkin
1008 Carriage Way Ct.
Hermitage, TN 37076

94 MAY 23 AM 9:50
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

52707
IDENTIF. & REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

$1.00