QuitClaim Deed

BOOK 9552 PG 809

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR VALUE, WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: 5.23.98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217 111 West College Street, Murfreesboro, TN 37130 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL, NUMBERS
Martha Ann Clifton (NAME)	Century Mortgage Corp. (NAME)	MAP 52 - II
205 Peeler Trail (ADDRESS)	Two International Drive, Ste. 507 (ADDRESS)	PARCEL 23
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ann Hailey Clifton, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha Ann Clifton and Dalvin D. Pirtle and wife, Melissa A. Pirtle married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT~~: all their right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows; to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Madison Heights, Section II, Part III, as of record in Book 2083, Page 98, Register's Office for said County.

Said Lot fronts 127.41 feet on the north side of Peeler Trail and runs back 245.25 feet on the west line and 229.4 feet on the east line to a dead line in the rear which measures 226.5 feet.

Being the same property conveyed to Ann Hailey Clifton by Quitclaim Deed from Paul P. Clifton and wife, Ann Hailey Clifton, of record in Deed Book 4635, Page 588, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Paul P. Cliffton and wife, Ann Hailey Clifton by deed from E. I. Dupont NeNimous and Company of record in Deed Book 3347, Page 486, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2241, page 209, Register's Office for said County.

Ann Hailey Clifton and Martha Ann Clifton are one and the same person.

unimproved ( )
This is improved (X) property, known as 205 Peeler Trail, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, and their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.~~ Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of December 19 94

Ann Hailey Clifton
Ann Hailey Clifton

STATE OF TENNESSEE

BOOK 9552 PG 810

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Hailey Clifton

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 within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of December 19 94

Commission expires 5.23.98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

19397

IDENTIF. ↑ REFERENCE

94 DEC 22 AM 8:39

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5484 12/22 0101 03 PK

8-00

RETURN TO:
CUMBERLAND TITLE COMPANY

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

EDWARD SEDDON
ATTORNEY - AT - LAW

☐ 245 Dover Road
Clarksville, Tennessee 37040