0185183

IDENTIF. ↑ REFERENCE

27.B

96 MAY 24 PM 2:57

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN.

Prepared from information provided by the Grantor:

ADDRESS NEW OWNER: Donald D. Buchanan and Nadine M. Boykins
2432 Ponderosa Way
Antioch, TN 37013

BOOK 10061 PG 101

SEND TAX BILLS TO: Chase Manhattan Mortgage Corporation
2432 Ponderosa Way
Antioch, TN 37013

MAP-PARCEL NOS. 149-6-8

5357 05/24 0101 03CHECK 8.00

When Recorded, Mail To: Smith & Archer, P.C., Attorneys at Law
2605 Elm Hill Pike, Suite C
Nashville, TN 37214 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Donald D. Buchanan, unmarried,** does hereby transfer, convey and quitclaim a one-half undivided interest in the following described property unto **Nadine M. Boykins, unmarried,** her heirs, representatives and assigns, forever, in order that title to said property may be held jointly in the names of **Donald D. Buchanan, unmarried, and Nadine M. Boykins, unmarried, as joint tenants with right-of-survivorship and NOT as tenants in common** in and to that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Pebble Creek Subdivision, Section III, of record in Book 5210, Page 169, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Donald D. Buchanan, unmarried, by warranty deed from James Arthur Sloan and wife, Shirley Jean Sloan, of record in Book 10061, Page 93, Register's Office, Davidson County, Tennessee.

This is IMPROVED property with a street address of 2432 Ponderosa Way, Antioch, TN 37013.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to all genders.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10 day of May, 1996.

Donald D. Buchanan

Donald D. Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Donald D. Buchanan**, with whom I am personally acquainted, or who 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, this 16th day of May, 1996.

Notary Public
My Commission Expires: July 14, 1997

The actual consideration of value of this transfer, whichever is greater, is $ZERO.

Affiant

Sworn to and subscribed before me,
this the 16 day of May, 1996.

Notary Public
My commission expires: July 14, 1997