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PICK-UP

BOOK 10302 PG 162

96 DEC 27 AM 11:11

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

Prepared by Andrew Boelman

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 26 day of December, 19 96,

by first party, Wanda Kerr

whose post office address is P.O Box 384, 1167 Louisville, Hwy Goodlettsville, TN 37072

to second party, Andrew + Crystal Boelman

whose post office address is P.O Box 526 Goodlettsville, TN 37070

(New Owner + Tax Bills)

WITNESSETH, That the said first party, for good consideration and for the sum of Dollars ($) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tenesse to wit:

map/Par: 006-00-C 051.00
2055 old Baker Rd.
E Side Baker Rd S of Baker STA Rd
(See ATTACHED DESCRIPTION)

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Johnnie W. Hunter Jr.
Signature of Witness

Johnnie W Hunter JR.
Print name of Witness

Signature of Witness

Print name of Witness

Wanda Kerr
Signature of First Party

Wanda Kerr
Print name of First Party

Signature of First Party

Print name of First Party

State of Tennessee)
County of Davidson
On 12-26-96 before me,
appeared Wanda Kerr
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Dina L Hunter
Signature of Notary
My Commission Expires 9/30/97

Affiant ____ Known ✓ Produced ID
Type of ID ____

D. L. HUNTER NOTARY PUBLIC STATE OF TENNESSEE
(Seal)

AOHT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ ____
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December 19 96
Deputy Register

9581 12/27 0101 01CASH

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8-96

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BOOK 9285 PAGE 638

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Wanda Kerr 1167 Louisville Highway P.O. Box 384 Goodlettsville, TN 37072	Same	Map 006-00-0 Parcel 051.00 Fld. Bk# 10D19485

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARY BRAGG, an unmarried woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto WANDA KERR, an unmarried woman, her heirs or assigns, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being a lot or parcel in the 10th Civil District, described as follows:

BEGINNING at a point in the center of County Road at a walnut tree, Milam Lee's corner and running South with said County Road 200 feet to an elm tree; thence, East about 200 feet to the L&N Railroad right-of-way; thence, North 200 feet with L&N Railroad to Lee's line; thence, West with Lee's line about 200 feet to the beginning.

BEING the same property conveyed to Lena Floyd, an unmarried woman, by deed from Annie Sue Binkley, an unmarried woman, of record in Book 4732, page 283, Register's Office for Davidson County, Tennessee; and, being the same property conveyed to Mary Bragg, an unmarried woman, by deed from Lena Floyd, an unmarried woman, of record in Book 8847, page 400, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1993 State and County real property taxes, which are unpaid and which will be paid in full by the GRANTOR; and,
2. 1994 State and County real property taxes, which are a lien, but not yet due and payable and which will be paid in full by the GRANTEE, when due.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT A TITLE EXAMINATION.

OFF REC

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