SEND TAX BILLS TO NEW OWNER @:

Earl F. Hayes
412 Bridgeton Cove Court
Antioch, TN 37013

MAP: ~~151 1 A 15CO~~ 151-01-0 A
GROUP: 074.00 CO
PARCEL: 02DX-08357

BOOK 10329 PG 792

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PREPARED BY: Smith & Sellers, Attorneys, Murfreesboro, Tenn., From Information Furnished By The Parties. (jks)

QUITCLAIM DEED:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, in order that the Grantees herein may each own a ONE-HALF (1/2) undivided interest in the hereinafter described property as TENANTS IN COMMON and not as tenants by the entirety, I the undersigned, **NANCY S. SELLERS**, do hereby transfer, convey and quitclaim ONE-HALF (1/2) undivided interest unto **EARL F. HAYES**, his heirs and assigns, forever, and ONE-HALF (1/2) undivided interest to **EVELYN L. HAYES**, her heirs and assigns, forever, in and to the following described property:

> Land situated in Davidson County, Tennessee, known and designated as 412 Bridgeton Cove Court, Antioch, Tennessee, and being Lot 74 of the Plan of Chatham Pointe, of record in Plat Book 6900, Page 444 through 447, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Nancy S. Sellers, by deed from Earl F. Hayes and wife, Evelyn L. Hayes, of record in Book 10329, Page 790, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to the following: All matters appearing on the plan of record in Book 6900, page 444-447; Declaration of Covenants, conditions, and restrictions of record in Book 7358, page 656, amended in Book 7538, page 792, Book 7599, page 812, and Book 8667, page 381; Charter in Book 7597, page 977; Dedication of common areas in Book 7683, page 718; Easement in Book 3891, page 476; Deed of conveyance by the Metropolitan Government of Nashville & Davidson County Department of Water & Sewerage Services, Inc., in Book 7748, pages 440, 444 & 493; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD ONE-HALF (1/2) undivided interest to **EARL F. HAYES**, and a ONE-HALF (1/2) undivided interest to **EVELYN L. HAYES**, in and to said property together with all of the appurtenances, estate, title, and interest thereto belonging unto the respective Grantees, their heirs and assigns, forever.

WITNESS MY HAND, this the 24th day of January, 1997.

Nancy S. Sellers

NANCY S. SELLERS

STATE OF TENNESSEE }
ss:
COUNTY OF RUTHERFORD }

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **NANCY S. SELLERS**, 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 (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 24th day of January, 1997.

Nancy S. Sellers
NOTARY PUBLIC

My commission expires: July 27, 1998

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Earl D. Hayes
AFFIANT

SWORN to and subscribed before me, this the 24th day of January, 1997.

Nancy S. Sellers
NOTARY PUBLIC

My commission expires: July 27, 1998

BOOK 10329 PG 793

PICK-UP

97 JAN 27 PM 12:23
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

96 7211

8101 01/27 0101 03CHECK 8.00