This instrument prepared by:
BOBBY D. DAVIS
Attorney at Law
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER:
Karen J. McDowell
105 Nelson Court West
Madison, Tennessee 37115

SEND TAX BILLS:
Same

Map: 33-16
Parcel: 116

8247 01/28 0101 03CHECK 10.00

QUITCLAIM DEED

THIS INDENTURE made this 25th day of January, 1999 between Peggy A. McDowell (formerly Peggy A. Sherrill), (hereinafter referred to as "Grantor"), and Karen J. McDowell, (hereinafter referred to as "Grantee"),

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have bargained, sold, remised, released, and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto Karen J. McDowell, her heirs and assigns, her interest in the following described property, to wit:

BEING Lot No. 103-A Zone Lot Division, Lots 100 through 111, Section 2, Primrose Meadows, as of record in Plat Book 6900, Page 105, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Peggy A. Sherrill by Quitclaim Deed from James L. Sherrill, of record in Book 10290, Page 135, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7976, Page 410 and Deed Book 5039, Page 481, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Plan of record in Plat Book 4860, Page 105 and amended in Deed Book 5711, Page 866, Register's Office for Davidson County, Tennessee.

Said property is known as 105 Nelson Court West, Madison, Tennessee 37115.

All estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to therein. Whenever in this instrument at a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This deed is prepared solely on the basis of information furnished. No legal advice is being given to the parties hereto. This deed contains no warranties of title, either expressed or implied.

This deed shall only convey the interest owned by the Grantor herein, but not further and shall be subject to any and all claims, obligations and impediments of title that may exist. We do hereby disclaim any knowledge or liability for claims that may be had by persons or entities other than the Grantor herein.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on the day and year first above written.

PEGGY A. McDOWELL (formerly Peggy A. Sherrill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, for said County and State appeared, Peggy A. McDowell, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me, this the 25th day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 7/28/01.

KRIS ALLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this the 25th day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 7/28/01.

KRIS ALLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

0541900

IDENTIF. ↑ REFERENCE

99 JAN 28 PM 12:18

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.