Instr:200005100047223 Page: 1 OF 3
REC'D FOR REC 05/10/2000 8:59:29AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

Return To

Prepared by James C. Blackburn, Atty, DN 4927 Suite 200-1850 Poplar Crest Cv, Mps, Tn 38119

QUIT CLAIM DEED

THIS INDENTURE, made and entered into this March 25th, 2000. by and between **Morraine Wallis Welmers,** SS [redacted] 6020 party of the first part, an her children, **Joel David Millen,** and Judy Millen Sebelius, tenants in common, parties of the second part,

W I T N E S S E T H:

That for the consideration hereinafter expressed, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second party the following described real estate, situated and being in the County of Shelby, State of Tennessee, to wit:

SEE EXHIBIT A ATTACHED HERETO, ALL OF WHICH IS INCORPORATED BY REFERENCE.

This property is municipally known as 613 Vinson Dr, Nashville, Davidson County, Tn 37217.

The parcel number is ~~Map 134-1, Parcel 40,~~ 2DA 46435 J.C.Q

The Owners are Joel David Millen and Judy Millen Sebelius, Send tax bill to Joel David Millen, 2865 Lenox Rd, Apt 505, Atlanta, Ga. 30324.

It is the intent of the First Party to convey all of it's right title and interest in said property to the second parties in fee simple absolute as tenants in common, reserving nothing for itself, This sale includes the contents of the buildings which are conveyed to the first party.

THE CONSIDERATION for this conveyance is as follows: TEN [$10.00], cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged.

WITNESS the signature of the said parties of the first part the day and year first above written.

MORRAINE WALLIS WELMERS

Morraine Wallis Welmers

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared MORRAINE WALLIS WELMERS who acknowledged that she executed the foregoing instrument as their free act and deed.

WITNESS my hand and notarial seal at office this 25th OF MARCH, 2000.

NOTARY PUBLIC-At Large

My Comm Exp: 04/12/2000

STATE OF TENNESSEE, COUNTY OF SHELBY

AFFIDAVIT

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00, and is for the purpose of making a gift to my children.

Judy M. Welmers
AFFIANT

Subscribed and sworn to before me this 26th day of March, 2000.

NOTARY PUBLIC-At Large

My Comm Exp. 04/12/2000

This Instrument Prepared by and Returnable to:
James C. Blackburn DN 4927
Suite 200-1850 Poplar Crest Cove,
Memphis, TN 38119

EXHIBIT A

This is the same property as conveyed to John A, Welmers and wife Alice R. Welmers by warranty deed from L.C. Anderson, Jr in record Book 2446, Page 452, Registers Office for Davidson Count, Tn. Following their divorce, Alice R. Welmers quit claimed her property interest as a tenant in common to John A. Wellmers in said property by said deed recorded in Book 3338, Page 238.on 16 Jan 1962 who were divorced.

Property Description:

Land in Davidson County, Tn, being Lot No. 48 on the Plan of Curreywood Acres, Section 1, Plat of record in Book 2133, Pages 109 and 110, Registers Office for said County, described as follows:

Beginning on the northerly margin of Vinson Drive at the Corner of Lot No. 48 and 49, thence with the line between said two lots northwardly 210.2 feet to the corner of Lots No. 47, 48, and 49; thence with the line between said lots No 47 and 48 westwardly 184 feet to the easterly margin of Catalina Drive; thence with same, southwardly 188 feet to the beginning of a curve, thence around said curve with a radius of 25 feet, southeastwardly 39.3 feet to the northerly margin of said Vinson Drive; thence with same, eastwardly 173.7 feet to the beginning.

Being the same property conveyed to John A Welmers and wife, Morraine W. Welmers by deed from Robert T Davis, Trustee, of record in Book 3338, page 195, Register's Office nd day of August, 1955, and which deed has been recorded in the Registers Office for Davidson County, Tennessee.

The Parcel No of this property is 134 01 0 040.00 , and it is municipally known as 613 Vinson Dr, Nashville, Davidson County, Tn

John A. Welmers subsequently married Morraine W. Welmers. He created a tenancy by the entirety with her on 8 January 1962, by Deed 79218 from Robert T Davis, Trustee, recorded in Book 3338, Page 195, Registers Office, Davidson County, Tn recorded 16 January, 1962 [Note Book 100, Page 793].

John A. Welmers died December 22nd , 1983, in Davidson County, Tn. He left surviving his widow Morraine W. Welmers who has not remarried and is of sound mind and body and owns this property in fee simple absolute. She had two children of a prior marriage, to wit, Judy Millen Sebelius [SS No [redacted] 414] and Joel David Millen SS No [redacted] 2194.

This property is subject to the subdivision restrictions contained in Plat of Record in in Book 2133, Pages 109 & 110, Register's Office for Davidson Count6y, Tennessee.

The new owners as tenants in common are Judy Millen Sebelius,