Davidson County DEEDQC
Recvd: 07/11/01 14:11 2pgs
Fees:13.00 Taxes:3.70
20010711-0073986

47

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN DYER	SAME AS NEW OWNER	
(NAME)	(NAME)	
617 TYREE SPRINGS ROAD		172-010A 135.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS OR ROUTE NUMBER)	
WHITE HOUSE, TN 37188		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
110 Glancy Street, Suite 112
Goodlettsville, TN 37072
FROM INFORMATION PROVIDED BY THE PARTIES
*****NO TITLE SEARCH WAS CONDUCTED AND NO REPRESENTATIONS REGARDING TITLE HAVE BEEN MADE BY THE DRAFTER*****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

_____ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000.00

Claudia MacBarton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2001.

Beatrice P. Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Filbert J. Martocci, Jr.*by these presents do hereby quitclaim my/our interest unto Brian Dyer, his successors and assigns, all right, title and interest in and to the following described tract of land:
*and wife, Rhonda A. Martocci

PROPERTY LOCATED IN THE 12TH COUNCILMANIC DISTRICT WITHIN THE CITY LIMITS OF LAKEWOOD, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT 7, IN BLOCK 14 ON THE PLAN OF DABBS & ELLIOTT SUBDIVISION AS OF RECORD IN PLAT BOOK 547, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF DABBS AVENUE, BEING THE SOUTHWEST CORNER OF LOT 1 ON THE FINAL PLAT OF PHASE FOUR OF THE VILLAS OF LAKEMEADE AS OF RECORD IN PLAT BOOK 9700, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID POINT ALSO BEING IN THE CENTER OF AN UNIMPROVED 10-FOOT ALLEY, THE ADJACENT PORTION OF WHICH WAS ABANDONED WITH THE RECORDING OF THE FINAL PLAT OF THE ABOVE MENTIONED VILLAS OF LAKEMEADE SUBDIVISION; THENCE, FOLLOWING THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND THE CENTERLINE OF SAID ALLEY NORTH 40 DEGREES 10 MINUTES 00 SECONDS EAST 50.00 FEET TO A POINT; THENCE, LEAVING SAID ALLEY AND FOLLOWING THE WESTERLY BOUNDARY OF SAID LOT 1 SOUTH 49 DEGREES 49 MINUTES 52 SECONDS EAST 58.94 FEET TO A POINT, BEING THE NORTHWEST CORNER OF LOT 2 ON THE ABOVE MENTIONED VILLAS OF LAKEMEADE SUBDIVISION; THENCE, LEAVING SAID LOT 2 WITH A NEW LINE SOUTH 40 DEGREES 10 MINUTES 00 SECONDS WEST 50.00 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF DABBS AVENUE; THENCE, FOLLOWING SAID RIGHT-OF-WAY NORTH 49 DEGREES 49 MINUTES 52 SECONDS WEST 58.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,947 SQUARE FEET OR 0.07 ACRES.

BEING THE SAME PROPERTY CONVEYED TO FILBERT J. MARTOCCI, JR. BY DEED FROM VILLAS OF LAKEMEADE, INC., A TENNESSEE CORPORATION AND FILBERT J. MARTOCCI, JR. OF RECORD IN BOOK 11591, PAGE 620, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RHONDA A. MARTOCCI JOINS IN THIS CONVEYANCE TO RELINQUISH ANY AND ALL RIGHT, ESPECAILLY MARITAL RIGHTS, WHIICH SHE MAY HAVE IN SAID PROPERTY BY VIRTUE OF HER MARRIAGE TO FILBERT J. MARTOCCI, JR.

FILBERT J. MARTOCCI, JR. EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF RHONDA A. MARTOCCI, PURSUANT TO THE POWER OF ATTORNEY BEING RECORDED BY INSTRUMENT NUMBER 20010711-0073985 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

Witness our hand this 10th day of July, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Filbert J. Martocci, Jr.

Rhonda A. Martocci
By: Filbert J. Martocci, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Filbert J. Martocci, Jr. to me known to be the person who executed the foregoing instrument in behalf of Rhonda A. Martocci , and acknowledged that he executed the same as the free act and deed of the said Rhonda A. Martocci.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10th day of July, 2001.

My Commission Expires: 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Filbert J. Martocci, Jr. the bargainor(s), with whom I am personally acquainted or 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 at Goodlettsville, Tennessee, this the 10th day of July, 2001.

Notary Public

My Commission Expires: 12/18/01

DORIS COLEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE