Davidson County DEEDQC
Recvd: 02/06/02 15:32 2pgs
Fees:12.00 Taxes:0.00
20020206-0016690

This Instrument Prepared By:
Mark A. Ellmore, Attorney
Suite C, 388 Harding Place
Nashville, Tennessee 37211

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, We, James Leroy Tidwell and Mary Dean Tidwell, joined in matrimony; for the express purpose of making a conveyance to create a fee simple, by these presents do hereby quitclaim and convey to Teresa Sanders, all of my right, title and interest in and to the following described tract of land to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Neese Heights as of Record Book 1424, page 114, Register's Office for said County, to which reference is made for a more complete description.

Said lot No. 8 fronts 100 feet on the south side of Neese Drive and runs back 172.84 ft. on the westerly line and 172.81 ft. on the easterly line to a dead line in the rear measuring 100 ft. thereon.

Being the same property conveyed to James L. Tidwell and wife, Mary Dean Tidwell by deed from Jessie C. Tidwell a/k/a Jesse C. Tidwell of record in book 5086, page 494, Register's Office for Davidson County, Tennessee.

Subject to any and all restrictions, easement, and building setback lines of record. This instrument was prepared from information furnished by the parties.

This is improved property known as 117 Neese Drive, Nashville, Tennessee 37211.

WITNESS my hand and seal on this 4th day of February, 2002

James Leroy Tidwell

Mary Dean Tidwell

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 James Leroy Tidwell and wife Mary Dean Tidwell, bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 4th day of February, 2002.

01/25/03
My commission expires:

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public Mark A. Ellmore Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Micah Jeffery 02/04/02
Affiant

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 Micah Jeffery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of February, 2002.

MARK A. ELLMORE JR. NOTARY PUBLIC AT LARGE DAVIDSON CO.

1/25/03
My commission expires

Notary Public Mark A. Ellmore

ADDRESS OF NEW OWNER(S):
Teresa Sanders
1823 Old Murfreesboro Pike
Nashville, TN. 37217

SEND TAX BILLS TO:
SAME

Map/Parcel:
119-15/156