THIS INSTRUMENT PREPARED BY:
Judy Schechter.
Attorney at Law.
P. O. Box 873
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Davidson County DEEDQC
Recvd: 05/17/02 11:47 2pgs
Fees:12.00 Taxes:0.00
20020517-0060691

Based on information provided by the parties. No search requested

QUITCLAIM DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Helen R. McCann	Murphee Mortgage Company	11D-24260
705 May Drive	226 Third Avenue North	
Madison, TN 37115	Nashville, Tennessee	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Sworn to and subscribed before me, this 16th day of May, 2002.

Helen R. McCann
AFFIANT

NOTARY PUBLIC

My Commission Expires: 10/23/03

FOR AND IN CONSIDERATION OF he sum of one dollar, cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable consideration, I, Helen R. McCann, being one and the same person as Helen R.Tipton, hereinafter called "Grantor", reserving unto myself a life estate, do hereby quitclaim and by these presents do transfer and convey unto Harold Leroy McCann a life estate, and do quitclaim, transfer and convey to Richard Dale Tipton the fee simple remainder interest, in and to a certain tract or parcel of land in Davidson County, Tennessee, to wit:

Being Lot No. 69 on the Plan of Farview, Section III, as of record in Book 3700, page 113, Register's Office for said County.

Said Lot No. 69 fronts 85 feet on the westerly side of May Drive, and extends back 160 feet on the northerly line and 123 feet on the southerly line to a dead line in the rear on which it measures 92.7 feet.

Being the same property conveyed to Helen R. Tipton, (now being Helen R. McCann), by deed from Jones Homes, Inc., of record in Book 4454, page 588, Register's Office for Davidson County, Tennessee.

This is improved property known as 705 May Drive, Madison, Davidson County, Tennessee.

Witness our hands this 16th day of May, 2002.

Helen R. McCann
HELEN R. McCANN, being one and the
Same person as Helen R. Tipton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the aforesaid State and County, the within named Helen R. McCann, the bargainor, with whom I am personally acquainted, and who acknowledged that she is one and the same person as Helen R.Tipton, and that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 16th day of May, 2002.

NOTARY PUBLIC
My Commission Expires: 10/25/03

Harold Leroy McCann, husband of Helen R. McCann, joins in this conveyance for the purpose of transferring any marital interest he may have in the property, except for the life estate granted to him, to Richard Dale Tipton.

Harold LeRoy McCann
HAROLD LEROY. McCANN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the aforesaid State and County, the within named Harold Leroy. McCann, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 16th day of May, 2002.

NOTARY PUBLIC
My Commission Expires: 10/25/03