Davidson County DEEDQC
Recvd: 07/17/02 16:07 2pgs
Fees:12.00 Taxes:0.00
20020717-0086369

Property Owners Name and Address:
James D. Summers
3806 Princeton Ave
Nashville, TN 37205

Send Tax Bills To:

SAME

This instrument prepared By:
Serenity Title & Escrow LLC
Robert Rutherford, Attorney
504 Autumn Springs Ct # 18
Franklin, Tennessee 37064

From
James R. Hammon

Map 103 120 26400

To:
James D. Summers

Quitclaim Deed

This quitclaim deed executed as of the 18th day of July, 2002, by **James R. Hammon**, hereinafter called "Grantor", to **James D. Summers**, hereinafter called "Grantee", witness:

That for and in consideration of the sum of ten dollars ($10.00) cash in hand paid, and no other monetary consideration, I **James R. Hammon**, Grantor, do hereby Quitclaim any and all my rights which I may have in the described property, unto **James D. Summers**, Grantee, all of my rights, title, and interest to have and to hold in fee simple, in and to the following described realty situated in Davidson County, Tennessee, and described according to the description as follows to-wit:

> Land in Davidson County, Tennessee, being the easterly 50 feet of lot 391, on the plan of Richland Realty Company's Division "C" , of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to James D. Summers and James R. Hammon, by deed of record in Book 11560 page 407, Register's Office in and for Davidson County, Tennessee,

This is improved property, known as: 3806 Princeton Ave, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, but subject to a certain Deed of Trust as recorded in Book 11560 page 410 Register's Office in and for Davidson County, Tennessee, and also a Deed of Trust as recorded in Book 11560 page 416 Register's Office in and for Davidson County,

Tennessee, and also a Deed of Trust as recorded instrument number 20010925-0103563 Register's Office in and for Davidson County, Tennessee, otherwise herein set out in plat or restrictions of record.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whom so ever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, the parties hereto have executed the foregoing instruments as of the date and place written herein,

James R. Hammon

James R. Hammon, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James R. Hammon, 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 seal at office this the 18th day of July, 2002.

Kimberly R Parker

Notary Public

My Commission Expires: 2-20-05

KIMBERLY R. PARKER Notary Public at Large RUTHERFORD COUNTY, TN

The undersigned affiant, being duly sworn, makes oath that the actual consideration for the foregoing transfer, or the value of the property herein-above described, whichever is greater is $ -0- .

Affiant

Sworn to and subscribed before me, this the 18th day of July, 2002.

Kimberly R Parker

Notary Public

My Commission Expires: 2-20-05

KIMBERLY R. PARKER Notary Public at Large RUTHERFORD COUNTY, TN