Davidson County DEEDQC
Recvd: 08/27/02 09:35 3pgs
Fees:17.00 Taxes:0.00

20020827-0103319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT T. SIMMONS	**SAME**	**150-3**
(NAME) **3280 ANDERSON ROAD**	(NAME)	**182**
(ADDRESS) **ANTIOCH, TN 37103**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT **WE, ROBERT T. SIMMONS AND TERESA D. SIMMONS,** FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID, AND FOR THE PURPOSE OF MAKING A RE-CONVEYANCE TO CREATE A SOLE TENANCY IN THE GRANTOR, BY THESE PRESENTS DO HEREBY QUITCLAIM ALL OUR INTEREST UNTO **JIMMY A. DUNCAN, TRUSTEE,** HIS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Harbor Landing Section 1 of record in Book 6250, Page 312, Register's Office for which reference is made for a more complete description.

Being the same property conveyed to Robert T. Simmons and wife, Teresa D. Simmons by deed of record in Book 10870 Page 277, Register's Office for Davidson County, Tennessee.

And now, I, **JIMMY A. DUNCAN, TRUSTEE,** for the express purpose of caring out the intent of this conveyance, as set out, do hereby quitclaim all my interest unto **ROBERT T. SIMMONS, UNMARRIED,** his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereunto belonging, to the said Grantee, her heirs, representatives and assigns, in fee simple forever. Grantor covenants that it is lawfully seized and possessed of said property in fee simple and has a good right to convey it, and that the said property is unencumbered, except as provided herein.

Grantor further covenants and binds herself, her representatives heirs and assigns, to warrant and forever defend the title to said real property to said Grantee, her heirs, representatives and assigns, against the lawful claims of all persons.

This conveyance is subject to any and all restrictions, conditions, and easements of record in the Register's Office for Davidson County, Tennessee.

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Unimproved (
This is improved(X) property, known as **3280 Anderson Road, Antioch, Tennessee 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of **AUGUST, 2002**.

TERESA D. SIMMONS

ROBERT T. SIMMONS

JIMMY A. DUNCAN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **TERESA D. SIMMONS, UNMARRIED,** and **ROBERT T. SIMMONS, UNMARRIED** the bargainors, 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 office this 26th day of **AUGUST, 2002.**

My Commission Expires: **OCTOBER 25, 2003.**

Jimmy A. Duncan
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lee A. Cohen, a Notary Public in and for the said County State, the within named **JIMMY A. DUNCAN, TRUSTEE,** the bargainor, with whom I am personally acquainted, (or proved to me on the bais of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 26th day of **AUGUST, 2002.**

My Commission Expires: 10/25/2003

Lee A. Cohen
Notary Public

LEE A. COHEN
NOTARY PUBLIC AT LARGE
TENNESSEE