PICK-UP

Davidson County DEEDQC
Recvd: 10/21/02 10:33 3pgs
Fees:17.00 Taxes:0.00
20021021-0128773

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0
Frederick D Whitson
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF Oct 2002.
S Beck
Deputy Register

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 21 th day of Oct. , 2002 ,
by first party, Grantor, Audrey L. Miller Whitson
whose post office address is 846 Seymour Avenue. Nashville, Tenn 37206
to second party, Grantee, Frederick D. Whitson
whose post office address is 846 Seymour Avenue Nashville, Tenn 37206

WITNESSETH, That the said first party, for good consideration and for the sum of
Dollars ($ 10,000.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson , State of Tennessee to wit:

Land in Davidson County, Tennessee, being Lot No 4 and the Easterly one-half of Lot No. 5 of Block "A" on the map of Nashville Trust Company's Subdivison of the A. W. Shryer Property, as of record in Book 843, Page 25, Register's Office for Davidson County, Tennessee,

Said Lot No 4. and Part of Lot No 5. Front together 75 feet on the southerly side of Seymour Avenue on run back 176 feet on the Easterly line 178 feet 11 inches, more or less, on the westerly line to a dead line measuring 75 7½ inches, more or less. Thereon.
S.O.T: BK11482Pg563

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ATAB

WITNESS my hand and official seal.
Nancy W. Wood
Signature of Notary
My Commission Expires JULY 30, 2005

NANCY W. WOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Affiant ____Known____Produced ID
Type of ID _____
(Seal)
Frederick D Whitson
Signature of Preparer
Frederick D. Whitson
Print Name of Preparer
846 Seymour Ave.
Address of Preparer Nashville, Tenn

For new owner Tax bill ~~none~~ Inf on map Page Exhibit A

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Audrey L Miller Whitson
Signature of First Party

Signature of Witness

Audrey L. miller Whitson
Print name of First Party

Print name of Witness

Audrey L Miller Whitson
Signature of First Party

Signature of Witness

Audrey L miller Whitson
Print name of First Party

Print name of Witness

State of Tennessee
County of Davidson
On October 21, 2002 before me, Audrey L. Miller Whitson & Frederick D Whitson appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Nancy W. Wood
Signature of Notary

My Commission Expires JULY 30, 2005

NANCY W. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant _____Known_____Produced ID
Type of ID _____
(Seal)

State of Tennessee
County of Davidson
On October 21, 2002 before me, Frederick D. Whitson & Audrey L. Miller Whitson appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Nancy W. Wood
Signature of Notary

My Commission Expires JULY 30, 2005

Affiant _____Known_____Produced ID
Type of ID _____
(Seal)

Frederick D. Whitson
Signature of Preparer

Frederick D. Whitson
Print Name of Preparer

846 Seymour Ave.
Address of Preparer Nashville, Tenn

For new owner, Tax bill ~~ramp~~ Inf. on mapan Par. see Exhibit A

Exhibit A

copy

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey L. Miller (NAME)	Franklin American Mortgage (NAME)	Map 82-8
846 Seymour Avenue (ADDRESS)	501 Corporate Centre Dr., S. 400 (ADDRESS)	Parcel 101
Nashville, Tn 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Lewis Von Dohlen and Carol Von Dohlen Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Audrey L. Miller

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 and the easterly one-half of Lot No. 5 of Block "A" on the Map of Nashville Trust Company's Subdivision of the A. W. Shryer Property, as of record in Book 843, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and part of Lot No. 5 front together 75 feet on the southerly side of Seymour Avenue and run back 176 feet on the easterly line and 178 feet 11 inches, more or less, on the westerly line to a dead line, measuring 75 7 1/2 inches, more or less, thereon.

Being the same property conveyed to Anthony T. Von Dohlen and wife, Thelma G. Von Dohlen by deed from Clark-Powell, Inc. dated April 6, 1962 of record in Book 3370, Page 423, Register's Office for Davidson County, Tennessee. The said Thelma G. Von Dohlen having since died in 1964. By Quitclaim Deed of record in Book 4886, Page 787, said Register's Office, the said Anthony T. Von Dohlen conveyed said property to Anthony T. Von Dohlen and wife, Hazel Ladd Von Dohlen. The said Hazel Ladd Von Dohlen having since died in 1983 and the said Anthony T. Von Dohlen having since died February 27, 1999.

unimproved ( )
This is improved (X) property, known as 846 Seymour Avenue, Nashville, Tn 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 7th day of May, 19 99

John Lewis Von Dohlen

Carol Von Dohlen Edwards