02-1496

Davidson County DEEDQC
Recvd: 10/28/02 14:57 2pgs
Fees:12.00 Taxes:0.00
20021028-0131873

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map & Parcel
DAVID M. SHEARON	NEW OWNER	105-1-105 / 105-1-106 / 105-1-107
2129 EAST HILL DRIVE		
MADISON, TN 37115-2209		

THIS INSTRUMENT WAS PREPARED BY: TENNESSEE TITLE & TRUST, INC.
P. O. Box 1826, Hendersonville, Tennessee 37077

The actual consideration or value, whichever is greater, for this transaction is: $_____.

Affiant _____

Subscribed and sworn to before me this the ____ day of _____, 2002.

Commission Expires:_____ Notary Public

I, KAREN LINN PITTENGER, unmarried do hereby transfer, quitclaim and convey unto DAVID M. SHEARON, unmarried, his successors, and/or assigns, all my rights, title and interest in the following land located in ~~SUMNER~~ Davidson/nm, Tennessee described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR OR GRANTEE HEREIN. NO EXAMINATION OF THE RECORDS IN THE REGISTER'S OFFICE FOR AFORESAID COUNTY, HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE TO SAID PROPERTY. ALL PARTIES HAVE BEEN ADVISED TO SEEK LEGAL COUNSEL AS TO THE RAMIFICAITONS OF THIS TRANSFER.

This is improved property commonly known as: 1016, 1018 and 1020 16th Avenue South, Nashville, Tennessee 37212.

Witness our/my hand(s) this the 25th day of October, 2002.

Karen Linn Pittenger
KAREN LINN PITTENGER

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 **KAREN LINN PITTENGER.**, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 25th day of October, 2002.

Elaine D. Butts
Notary Public

My Commission Expires:

4-29-05

ELAINE D. BUTTS seal NOTARY PUBLIC AT LARGE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0
Rose Morgan
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF October 2002.
Brandi Wells
Deputy Register

EXHIBIT A

TRACT 1:
BEGINNING AT A CONCRETE MONUMENT IN THE EASTERLY MARGIN OF 16TH AVENUE SOUTH, SAID POINT BEING A COMMON CORNER WITH I DYKE TATUM, TRUSTEE, AS OF RECORD IN DEED BOOK 10894 AT PAGE 956, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THE HEREIN DESCRIBED TRACT; THENCE, WITH THE MARGIN OF SAID ROAD, N 08 DEGREES 49 MINUTES 15 SECONDS EAST 107.03 FEET TO AN IRON ROD, SAID POINT BEING THE SOUTHWEST CORNER TO ZUMWALT, ALMON AND HAYES, AS OF RECORD IN DEED BOOK 7084 AT PAGE 447, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, LEAVING SAID ROAD MARGIN, AND RUNNING WITH THE LINE OF ZUMWALT, ALMON AND HAYES, SOUTH 82 DEGREES 08 MINUTES 17 SECONDS EAST 146.85 FEET TO AN IRON ROD IN THE WESTERLY MARGIN OF AN ALLEY; THENCE, LEAVING THE LINE OF ZUMWALT, ALMON AND HAYES, AND RUNNING WITH SAID ALLEY MARGIN, SOUTH 09 DEGREES 07 MINUTES 20 SECONDS WEST 104.49 FEET TO AN IRON ROD, SAID POINT BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED TATUM, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, LEAVING THE MARGIN OF SAID ALLEY, AND RUNNING WITH THE LINE OF TATUM, NORTH 83 DEGREES 08 MINUTES 00 SECONDS WEST 146.37 FEET TO THE POINT OF BEGINNING, CONTAINING 0.36 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY SURVEY SOLUTIONS, STEVE AXLEY, R. L. S. #1975, DATED NOVEMBER 23, 1999.

BEING THE SAME PROPERTY CONVEYED TO DAVID M. SHEARON AND WIFE LINN PITTENGER BY DEED OF RECORD IN INSTRUMENT NUMBER 200002160015560, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:
Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of M.A. Spurr's Subdivision of Lot No. 8 in the Boyd Ament Tract, as of record in Book 21 at page 83, Register's Office for Davidson County, Tennessee; Said Lot No. 128 fxronts 50 feet on the easterly side of 16th Avenue South, formerly Belmont Avenue, and runs back between parallel line 151 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO DAVID M. SHEARON AND WIFE, LINN PITTENGER BY DEED OF RECORD IN BOOK 10894 AT PAGE 956, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.