QUIT CLAIM DEED

Davidson County DEEDQC
Recvd: 02/12/03 14:35 2pgs
Fees:12.00 Taxes:0.00

20030212-0019526

STATE OF
COUNTY OF

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

Jeffery Starks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February 2003.

Brudget A. Jackson
Notary Public

MY COMMISSION EXPIRES: My Commission Expires OCT. 25, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accelerated Title Co., 1321 Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery W Starks	Jeffery W Starks	105.01-0-216.0
(NAME)	(NAME)	
1412 Edgehill Drive	1412 Edgehill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(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, MICHAEL WHITE and PAMELA W. McCain and CALVIN B McCAIN,HER HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery W Starks ., 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:

SEE ATTACHED EXHIBIT A

unimproved ☒
This is improved ☐ property, known as 1412 Edgehill Drive, Nashville, TN 37212
(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 hands this 7th day of February, 2003.

Calvin B. McCain
CALVIN B McCAIN

Michael W. White
MICHAEL WHITE

Pamela W. McCain
PAMELA W. McCain

STATE OF TN
COUNTY OF Davidson

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: [illegible]

Brudget A. Jackson
Notary Public

EXHIBIT A

Lot 58, of Boyd's Subdivision, According to the Map or Plat thereof as Recorded in Plat Book 21, Page 83, of the Public Records of Davidson County, **Tennessee**.

Chain of Title

Hattie White obtained title by Warranty Deed in Book 4474, page 78.
Hattie White, now deceased, died on December 30, 1995 and her Last Will and Testament was recorded in Book 10210, Page 636 in which she left the above referenced property to Lois Ann Stark.
Order to Probate was entered on January 12, 1996. No. 96P65
Final Order was entered on November 3, 1997. No. 96P-65
Diclaimer pursuant to Tennessee Code Annotated Section 31-1-103 was recorded in Book 10202, Page 785 in which Lois Ann Starks Kelly passed all rights to the aboved referenced property to her children, Pamela W. McCain, Michael White and Jeffrey W. Starks.