Davidson County DEEDQC
Recvd: 04/23/03 19:04 2pgs
Fees:12.00 Taxes:0.00

20030423-0054847

THIS INSTRUMENT PREPARED BY:

USA Title & Escrow, Inc.
504 Autumn Springs Court, Suite 7
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED TO AND SWORN TO ME, THIS THE 15 DAY OF APRIL, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/18/07

DAVID PAUL ANDERSON NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN. MY COMM. EXP. 03/18/2007

FROM:

Juan F. Seda

TO:

Juan F. Seda and wife,
Veda Ben Medina Seda

NAME AND ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Juan F. Seda, et ux 312 Gardner Avenue Madison, TN 37115	Same	043.05-0-194.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Juan F. Seda , has bargained and sold and does hereby quitclaim, transfer and convey any and all interest which he has in the hereinafter described property to Juan F. Seda and wife, Veda Ben Medina Seda , their heirs and assigns, forever, being that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 31 of Block "B", on the plan of Overlook Estates, of record in Book 843, page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Juan F. Seda, married, by deed from Tommy H. Melton and wife, Joyce Melton, dated July 10, 1998 and recorded July 21, 1998, in Book 11028, page 514, Register's Office for Davidson County, Tennessee.

This is improved property known as 312 Gardner Avenue, Madison, TN 37115 .

In Witness Whereof, we have hereunto set our hands and signatures on this the 15 day of APRIL, 2003 .

Juan F. Seda
Juan F. Seda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15 day of APRIL, 2003 , before me personally appeared, Juan F. Seda, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office, this the 15 day of APRIL, 2003 .

David Paul Anderson
NOTARY PUBLIC

My Commission Expires: 3/18/07

DAVID PAUL ANDERSON
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.
MY COMM. EXP. 03/18/2007