Davidson County DEEDQC
Recvd: 05/30/03 14:32 2pgs
Fees:12.00 Taxes:0.00
20030530-0073235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Subscribed and sworn to before me, this 23rd day of May, 2003.

NICOLE MIGHEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-27-07

Affiant

Notary Public

Quit Claim Deed

N12037

This instrument was prepared by
First National Financial Title Services, Inc..
15 Century Boulevard, Suite 101
Nashville, TN 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Derik J. Hart and Karen E. Hart **5337 Green Valley Ct** **Nashville, TN 37220** **MAP & PARCEL NO.: 160-05-0-026.00**	**Same**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Karen E. Hart, unmarried**

HEREINAFTER CALLED GRANTOR(S), HAS/HAVE CONVEYED AND QUITCLAIMED, AND BY THESE PRESENTS DOES/DO HEREBY TRANSFER AND CONVEY UNTO **Karen E. Hart, unmarried and son, Derik J. Hart, unmarried, as joint tenants with rights of survivorship, not as tenants in common**

HEREINAFTER CALLED GRANTEE(S), HIS/THEIR HEIRS AND ASSIGNS, ALL HIS/THEIR RIGHTS, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot No. 97, on the Plan of Oak Hill Estates, Section II, of record in Book 4460, pages 36,37 and 38, register's Office for said County.

Said Lot No. 97 fronts 144.22 feet on the southeasterly side of Green Valley Drive and extends back 243.70 feet on its northeasterly line and 384.85 feet on the southwesterly line to a dead line, which is a broken line, measuring 251.25 feet thereon.

BEING the same property conveyed to John K. Hart and wife, Karen E. Hart by Warranty Deed from J.B. Downey, Trustee, with Full Power, dated 01/10/1972, recorded 01/13/1972, in Book 4568, Page 789, Davidson County, Tennessee Records. The said John K. Hart now being deceased.

Map & Parcel #160-05-0-026.00

THIS IS IMPROVED PROPERTY KNOWN AS: **5337 Green Valley Ct, Nashville, TN 37220**

WITNESS OUR HANDS THIS 23rd DAY OF May ,2003

Karen E. Hart

Karen E. Hart

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 23rd day of May , 2003, before me personally appeared Karen E. Hart, unmarried, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal.

NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

Notary Public

==========

QUITCLAIM DEED

==========