Davidson County DEEDQC
Recvd: 07/02/03 11:01 2pgs
Fees:12.00 Taxes:0.00

20030702-0091427

Return to:
Executive Title LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

QUITCLAIM DEED

ASHLEY N. FORD NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

STATE OF TN
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF ,

Notary Public

MY COMMISSION EXPIRES: 2-19-06

ET-03-4348

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Twila R. Walker	Irwin Mortgage Corporation	
(NAME)	(NAME)	53-09-0-112.00
1508 Beauna Court	9265 Counselor's Row	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Indianapolis, IN 46240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Twila R. Walker, married, and Gene E. Tidwell, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Twila R. Walker, married HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5, on the plan of Beauna Hill Subdivision, as shown on plat of record in Plat Book 8250, Page 879, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Twila R. Walker married, and Gene E. Tidwell, married, by Deed from Gene E. Tidwell and wife Bobbie J. Tidwell, of record in Book 11233, page 206, and Deed of Correction in Instrument 20000502-0043928, Register's Office for Davidson County. Tennessee.

Restrictive Convenants of record in Deed Book 11086, Page 123, Register's Office of said County.

Easements of record in Deed Book 8250, page 879, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Subject to all matters as set forth per Instrument 20000502-0043928, and Book 11233, Page 206, Register's Office for said County.

Michael G. Walker and Bobbie J. Tidwell joins in this conveyance for the purpose of conveying any interest they may have in said property, particularly marital interest.

unimproved ( )
This is improved ( ) property, known as 1508 Beauna Court, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this day of , .

Twila R. Walker

Gene E. Tidwell

Michael G. Walker

Bobbie J. Tidwell

STATE OF Tn
COUNTY OF Sumner

Personally appeared before me, Patsy Litchford, a Notary Public in and for said County and State, the within named Gene & Bobbie Tidwell, the bargainor (s), 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 within instrument for the purposes therein contained. Witness my hand and official seal at Hartsville, this 18 day of June, 2003.

My Commission Expires 6-15-2004

Patsy Litchford
Notary Public

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Twila & Michael Walker, the bargainor (s), 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 within instrument for the purposes therein contained. Witness my hand and official seal at Mt Juliet, TN, this 25 day of June, 2003.

My Commission Expires 2-19-06

Ashley N. Ford
Notary Public

ASHLEY N. FORD
NOTARY
PUBLIC
AT
LARGE
WILSON COUNTY, TN