Davidson County DEEDQC
Recvd: 09/19/03 07:54 2pgs
Fees:12.00 Taxes:0.00
20030919-0138575

This instrument prepared by:
Middle Tennessee Closing Services Corporation
650 Nashville Pike, Suite 7A
Gallatin, TN 37066

ADDRESS NEW OWNER:
Jacob L. Victor and Howard L. Carpenter
653 Debbie Drive
Hermitage, TN 37076
Map 07605, Parcel 091.00

SEND TAX BILLS:
SAME

QUITCLAIM DEED

THIS INDENTURE made this 8th day of September, 2003 between Howard L. Carpenter (hereinafter referred to as "Grantor"), and Jacob L. Victor and Howard L. Carpenter, JTWROS, (hereinafter referred to as "Grantees"),

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the said Grantees, the receipt of which is hereby acknowledged, have bargained, sold, remised, released, and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto Jacob L. Victor and Howard L. Carpenter, JTWROS, their heirs and assigns, his interest in the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 93 on the Plat of Hidden Hill Subdivision, as of record in Book 4860, page 43, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 93 being a corner lot fronts 102.17 feet on the westerly side of Debbie Drive and 75 feet on the northerly side of Shadowlawn Drive and 39.27 feet at the curving corner of said intersection and runs back between converging side lines 167.14 feet on the southwesterly side line and 124.65 feet on the northerly side line to a point at the rear.
>
> Being the same property conveyed to Howard L. Carpenter and Mary L. Carpenter, married by Warranty Deed from Victor M. Bradley and wife, Regina Bradley dated 8/25/99 and of record in Book 11657, page 207, Register's Office for Davidson County, Tennessee. Said Mary L. Carpenter having since died and Howard L. Carpenter retaining sole ownership of said property.

All estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to therein. Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This deed is prepared solely on the basis of information furnished. No legal advice is being given to the parties hereto. This deed contains no warranties of title, either expressed or implied. This deed shall only convey the interest owned by the Grantor herein, but not further and shall be subject to any and all claims, obligations and impediments of title that may exist. We do hereby

disclaim any knowledge or liability for claims that may be had by persons or entities other than the Grantor herein.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on the day and year first above written.

HOWARD L. CARPENTER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Howard L. Carpenter,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me, this the 8th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 8/26/06

Pamela J. Smith NOTARY PUBLIC AT LARGE Sumner County

STATE OF TENNESSEE
COUNTY OF SUMNER

Be the actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 8/26/06

Pamela J. Smith NOTARY PUBLIC AT LARGE Sumner County