Davidson County DEEDQC
Recvd: 02/09/04 11:20 1pgs
Fees:12.00 Taxes:0.00

20040209-0015300

QUITCLAIM DEED

CT-04-4921

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-19-06
(AFFIX SEAL)

ASHLEY N. FORD NOTARY PUBLIC AT LARGE WILSON COUNTY TN

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
Virginia B. Powell, a single female	Bank of the South	057-10-0-A-125.00
(NAME)	(NAME)	
1526 A Lewis Rd.	2745 N. Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Mt. Juliet, TN 37122	
(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, Brian A.C. Powell and wife, Virginia Powell HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Virginia B. Powell, a single female 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:

A Planned Unit Development located in Davidson County, Tennessee, being Unit 1524 on the Plan of Oakland Trace PUD, of record in Book 6250, page 906, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

This conveyance is subject to restrictions as of record in Book 6840, Page 637, Book 6992, Page 118 and Instrument Number 20010629-0069331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, if any.

Being the same property conveyed to Brian A.C. Powell and wife, Virginia Powell by deed from C.W. Tidwell , James B. Hardy, Joe Barr, Jr. and Boyd H Parsons Jr. dated June 27, 1986, as of record in Book 6902, Page 699, Register's Office for Davidson County, Tennessee. Brian A.C. Powell is now deceased.

unimproved ( )
This is improved (X) property, known as 1526 A Lewis Rd., Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 26th day of January, 2004.

Virginia B. Powell

ASHLEY N. FORD NOTARY PUBLIC AT LARGE WILSON COUNTY TN

STATE OF Tennessee
COUNTY OF Davidson

Virginia B. Powell

Personally appeared before me, , a Notary Public in and for said County and State, the within named / 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 Madison, Tennessee, this 26th day of January, 2004.

My Commission Expires 2-19-06

Notary Public