7978

Davidson County DEEDQC
Recvd: 02/19/04 15:33 4pgs
Fees:22.00 Taxes:0.00

20040219-0019474

QUITCLAIM DEED

State of Tennessee, Davidson County

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
COMM. EXPIRES JULY 21, 2007

The actual cash consideration or whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 16th day of February, 2004.

NOTARY PUBLIC

ADDRESS NEW OWNER:

ROBERT PULLEN
704 ROWAN DRIVE
NASHVILLE, TN 37218

SEND TAX BILLS TO:
SAME

MAP-PARCEL
59-11-12

FOR AND IN CONSIDERATION of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/We, Robert Pullen & Deborah Matthews by these presents do hereby quitclaim and convey all our right, title and interest unto ROBERT PULLEN, his successors and assigns, the following described or parcel of land, to wit:

See Exhibit "A" attached hereto and made a part hereof.

unimproved ( )
This is improved (X) property known as: 704 ROWAN DRIVE, NASHVILLE, TN 37218

Subject property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I / We have hereunto set our hand(s) on this the 16th day of February, 2004.

Robert J. Pullen

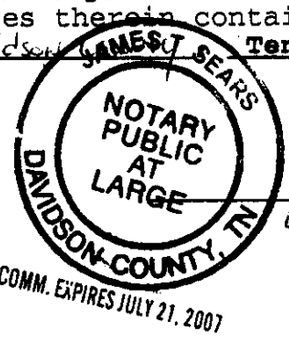
Pamela Pullen

Deborah Matthews

RETURN TO
TRANSCONTINENTAL TITLE CO
LAKEVIEW RIDGE
2630 ELM HILL PIKE SUITE 100
NASHVILLE, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Robert J Pullen Pamela Pullen ; Deborah Mathews the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Davidson **Tennessee** this 16th day of February, 2004.



My Commission Expires:

_____ NOTARY PUBLIC

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named_____ _____, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at _____, Tennessee, on this _____ day of _____, 2002.

My commission Expires:

_____ _____
NOTARY PUBLIC

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ _____ with whom I am personally acquainted and who acknowledge that he executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney in fact" of _____ and is authorized by him to executed this instrument on his behalf, as his free act and deed.

Witness my hand and official seal at _____, Tennessee, on this _____ day of _____, 2002.

My Commission Expires:

_____ _____
NOTARY PUBLIC

exhibit A

8459

Box 28

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Amount

Peter Wallace Pullen

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 1991

Notary Public

MY COMMISSION EXPIRES: 1/22/95

(AFFIX SEAL)

BOOK 8457 PAGE 763
RE-RECORD
BOOK 8459 PAGE 399

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, 344 Fourth Ave. North, Nashville, Tennessee 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
PETER WALLACE PULLEN (NAME)	PETER WALLACE PULLEN (NAME)	59-11-12
Same (STREET ADDRESS OR ROUTE NUMBER)	451 Powder Place #704 (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	Nashville, TN 37228 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BEN P. RHODES, MAHLON M. RHODES AND FAYTONIA E. FAIR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PETER WALLACE PULLEN AND WIFE, FANNIE MAE PULLEN

OUR 1/4 UNDIVIDED INTEREST EACH, IN AND TO

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 319 on the Plan of Haynes Manor Subdivision, Section II, of record in Book 3700, page 88, Register's Office for said County.

Said Lot No. 319 fronts 65 feet on the northwesterly margin of Rowan Drive and extends back between parallel lines 130 feet to a dead line in the rear on which it measures 65 feet thereon.

Being the same property conveyed to Ethel P. Bane, by deed from Robert D. Stockard, Jr., and wife, Mildred Stockard, of record in Book 4967, page 687, as corrected by deed of record in Book 4968, page 950, said Register's Office; Ethel P. Bane died October 18, 1990, and her Will of record in Will Book 172, page 782, Probate Court Clerk's Office for said County, devised said property to Wallace Pullen, Don Q. Pullen, Ben E. Rhodes, Mahlon M. Rhodes, and Faytonia E. Fair, in equal shares. Don Q. Pullen died February 5, 1990 having no issue. The said Wallace Pullen and Peter Wallace Pullen are the same individual.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1. Restrictive Covenants of record in Book 4062, page 443, as corrected in Book 4081, page 854, said Register's Office.
2. The Plan of record in Book 3700, page 88, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Rowan Drive, and a 30 foot easement for public utility and drainage purposes along the rear line of said lot.

unimproved ( ) This is improved (X) property, known as 704 Rowan Drive - Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land as in fee simple, have a good right to convey it, and the same is unincumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 3rd day of October, 1991

Mahlon M. Rhodes
MAHLON RHODES
M. pmb

Ben E. Rhodes
BEN E. RHODES

Faytonia E. Fair
FAYTONIA E. FAIR

399

8459

RE-RECORD

BOOK 8459 PAGE 400

BOOK 8457 PAGE 764

STATE OF TENNESSEE
County of Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben E. Rhodes

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chattanooga, Tennessee, this 25th day of September, 1991.

Commission Expires 12/3/91 Notary Public

STATE OF TEXAS
County of Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mahlon M. Rhodes

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Antonio, Texas, this 13th day of September, 1991.

Commission Expires 10-24-94 Notary Public

IRENE G. MORENO
Notary Public State of Texas
My Commission Expires 10-24-94

STATE OF ILLINOIS
County of Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Faytonia E. Fair

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chicago, Illinois, this 27th day of September, 1991.

Commission Expires 7/3/93 Notary Public

OFFICIAL SEAL
GILBERT R. WATKINS
NOTARY PUBLIC
COOK COUNTY, ILL.

5.2 U 7 8

IDENTIFICATION

Oct 3 4 22 PM '91

0690 10/07 0101 03CHECK 6.00

0202 10/03 0101 03CHECK 155.00

Oct 7 1 46 PM '91

IDENTIFICATION

5.2 6 5 1

RE-RECORD

400