THIS INSTRUMENT PREPARED BY (from information furnished by parties)
TITLE ESCROW OF WILSON COUNTY, INC.
1281-g N. Mt. Juliet Road
Mt. Juliet, TN 37122

FROM: Cynthia Walker and Scott F. Carpenter

FROM: Bill Berkley, Trustee

AND

TO: ~~[illegible]~~ Bill Berkley, Trustee

TO: Cynthia Walker ~~XXXXX~~ Welker

ADDRESS NEW OWNER:
Cynthia ~~XXXXX~~ Welker
507 Charles Drive
Madison, TN 37115

Map 042-12, Parcel 049.00

SEND TAX BILLS TO:
OWNER

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple title, We, Cynthia Walker, unmarried and Scott F. Carpenter, unmarried, by these presents do hereby quitclaim and convey unto Bill Berkley, Trustee, his successors and assigns, the following described tract or parcel of land, to-wit:

Being Lot No. 12 on the Plan of the W.W. Gray Subdivision as of record in Plat Book 964, Page 22, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Cynthia Walker and Scott F. Carpenter by deed of record from Maurice F. Carpenter dated September 10, 2003 and recorded December 12, 2003 of record in Instrument No. 20031212-0178291, Register's Office, Davidson County, Tennessee.

Cynthia Walker (as in previous deed) is one in the same as Cynthia A. Welker. and Cynthia Welker.

~~This is the same description as is in previous Deed.~~

This is improved property known as : 507 Charles Drive Madison, TN 37115

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements, and rights-of-way for public utilities applicable to this property; encumbrances as may affect the premises, as of record in the Register's Office for ~~Wilson~~ Davidson County, Tennessee.

And now I, Bill Berkley, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey unto Cynthia ~~Walker~~ Welker, an unmarried person, her heirs and assigns; the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands this the 24th day of February, 2004.

Davidson County	DEEDQC
Recvd: 03/03/04 14:16	2 pgs
Fees:12.00 Taxes:0.00	
20040303-0024225	

Cynthia A. Walker
Cynthia Walker

Welker
Scott F. Carpenter

Bill Berkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cynthia A. Welker and Scott F. Carpenter, the bargainors 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 Old Hickory, Tennessee, this the 24th day of February, 2004.

Louise N. Turpin
NOTARY PUBLIC

My Commission Expires: 3/11/06

LOUISE N. TURPIN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENNESSEE

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 Bill Berkley, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee, this 24th day of February, 2004.

Louise N. Turpin
Notary Public

My Commission Expires: 3/11/06

LOUISE N. TURPIN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

The actual value or consideration, whichever is greater, for this transfer is -NONE-

Dina Brown
AFFIANT

Subscribed and sworn to before me this 24th day of February, 2004.

Louise N. Turpin
NOTARY PUBLIC

My Commission Expires: 3/11/06

LOUISE N. TURPIN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENNESSEE