Davidson County DEEDQC
Recvd: 03/23/04 09:44 2pgs
Fees:12.00 Taxes:0.00
20040323-0032462

This Instrument Prepared WITHOUT TITLE SEARCH,
From Information Provided by the Parties, By:
JOHN T. GWIN, ATTORNEY AT LAW
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Carl Payne
8319 Gordon Lane
Hermitage, Tennessee 37076

SEND TAX BILLS:
To New Owner

MORTGAGEE:
_____
_____
_____

MAP AND PARCEL:
Map 075-10-0
Parcel 106.00
FBN 04D-04525

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the love and affection which I have for my Son, the within named Grantee, and for other good and valuable considerations, the receipt of which is hereby acknowledged, I, ***Mary Tucker Payne***, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto ***Carl Payne***, hereinafter called the Grantee, his heirs and assigns, all of my right, title and interest in and to that 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. 51 on the Plan of Hermitage Estates, as of record in Book 3300, pages 70 and 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Edward L. Payne, Sr. and wife, Mary Tucker Payne by deed from Jerry W. Kittrell and wife, Valeda S. Kittrell, dated November 4, 1999, as of record in Book 11734, page 842, Register's Office for Davidson County, Tennessee. The said Edward L. Payne, Sr. has since died, leaving Grantor the sole surviving tenant by the entireties.
>
> This is improved property known as 8319 Gordon Lane, Hermitage, TN 37076.

This conveyance is made subject to such limitations, restrictions, encumbrances, and conditions as may affect the premises. This instrument was prepared without title search or abstract, none having been requested, from documents and information provided by the parties. The preparer makes no warranty, and assumes no responsibility, for information and conditions which might be revealed by a title examination.

Witness my hand this the 11th day of March, 2004.

Mary Tucker Payne
Mary Tucker Payne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Mary Tucker Payne***, a widow, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this the 11th day of March, 2004.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My Commission Expires: December 15, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

Amy McWhatser
AFFIANT

Subscribed and sworn to before me
this 11th day of March, 2004.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: December 15, 2004

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE