Davidson County DEEDQC
Recvd: 04/12/04 12:21 3pgs
Fees:17.00 Taxes:0.00
20040412-0040811

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE
5214 MARYLAND WAY., STE. 208
BRENTWOOD, TN 37027
04TN01363

QUIT CLAIM DEED

SANDI McCLOUD NOTARY PUBLIC AT LARGE TN DAVIDSON

My Commission Expires May 30, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH day of MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE OF TENNESSEE, 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANTHONY N. GUERRIERO 1247 MCGAVOCK NASHVILLE, TN 37216	FLAGSTAR BANK, FSB 5151 CORPORATE DRIVE TROY, MI 48098	072-07-0 175.00

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,

WALTER T. MOORE, UNMARRIED AND ANTHONY GUERRIERO

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

ANTHONY N. GUERRIERO AND WIFE, KRISTIN GUERRIERO

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN SHELBY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. Fifty Five (55) on the Map of Kenmore Place as of record in Book No. 332, Pages 32 and 33, of the Register's Office of Davidson County, Tennessee.

Said Lot No. Fifty Five (55) fronts One Hundred (100) feet on the northerly side of Maxey Lane and runs back between parallel lines from the center of said Lane 250 feet to the south line of Lots Nos 67, 68 and 69.

INCLUDED in the above description, but expressly EXCLUDED therefrom are the following parcels:

Parcel No. 1:

Being a tract of land in the Ninth Councilmanic District of Davidson County, Tennessee, and located on the south side of Kenmore Place (formerly Warner Avenue) 600 feet more or less west of the west margin of Oxford Street (formerly Lanier Street) and being more particularly described as follows:

Beginning on an iron pin located on the south margin of Kenmore Place, said iron pin being the northeast corner of herein described Lot No. 68 of Kenmore Place as evidenced in Plat Book 332, pages 32 and 33 in the Register's Office of Davidson County, Tennessee, and being the northwest corner of Lot 67, thence: 1.) Leaving said margin and with the line common to Lot 67 and the property herein described S 06-10-00 W a distance of 250.00 feet to an axle being the southeast corner of property herein described and being the southwest corner of Lot 67, thence: 2.) Leaving said line and with the line common to Lot 55 and the property herein described N 83-09-00 W a distance of 99.74 feet to an axle being the southwest corner of herein described lot and being the northwest corner of Lot 55, and being the southeast corner of Lot 69, thence: 3.) Leaving said line and with the line common to Lot 69 and the property herein described N 06-06-25 E a distance of 250.00 feet to an iron pin located on the south margin of Kenmore Place, said iron pin being the northwest corner of the herein described lot and being the northeast corner of Lot 69, thence: 4.) Along the south margin of Kenmore Place S 83-09-00 E a distance of 100.00 feet to an iron pin, The Beginning, and containing 0.573 acres, more or less, according to a survey by Jessie E. Walker, RLS, PE, dated 06-22-92.

Parcel No. 2:

Being a tract of land in the Ninth Councilmanic District of Davidson County, Tennessee, and located on the south side of Kenmore Place (formerly Warner Avenue) 600 feet more or less west of the west margin of Oxford Street (formerly Lanier Street) and being more particularly described as follows:

Beginning on an iron pin located on the south margin of Kenmore Place, said iron pin being the northeast corner of herein described Lot No. 68 of Kenmore Place as evidenced in Plat Book 332, pages 32 and 33, in the Register's Office of Davidson County, Tennessee, and being the northwest corner of Lot 67, thence: 1.) Leaving said margin and with the line common to Lot 67 and the property herein described S 06-10-00 W a distance of 250.00 feet to an axle being the southeast corner of the property herein described and being the southwest corner of Lot 67, thence: 2.) Leaving said line and with the line common to Lot 55 and the property herein described N 83-09-00 W a distance of 99.74 feet to an axle being the southwest corner of herein described lot and being the northwest corner of Lot 55, and being the southeast corner of Lot 69, thence: 3.) Leaving said line and with the line common to Lot 69 and the property herein described N 06-06-25 E a distance of 250.00 feet to an iron pin located on the south margin of Kenmore Place, said iron pin being the northwest corner of the herein described lot, and being the northeast corner of Lot 69, thence: 4.) Along the south margin of Kenmore Place S 83-09-00 E a distance of 100.00 feet to an iron pin, The beginning, and containing 0.573 acres more or less, according to a survey by Jessie E. Walker, RLS, PE, dated 06-22-92.

Being the same property conveyed to Anthony Guerriero and Walter T. Moore and wife, Georgianna Moore, by Warranty Deed from Cynthia A. Liss, unmarried, dated October 30, 1998 and recorded November 2, 1998 in Book 11181, page 913, Register's Office for Davidson County, Tennessee. The said Georgianna Moore having since died on April 5, 2002. Subject property now being vested in Walter T. Moore and Anthony Guerriero as surviving tenants.

This is improved property, known as 1247 McGavock Pike, Nashville, TN 37216

WALTER T. MOORE

ANTHONY GUERRIERO

Unimproved ( )
This is improved (X) property known as 1247 MCGAVOCK, NASHVILLE, TN 37216

Witness our hand this 12TH day of MARCH, 2004.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WALTER T. MOORE AND ANTHONY GUERRIERO 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 BRENTWOOD, Tennessee, this 12TH day of MARCH 2004.

My commission expires:_____ Notary Public

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires May 30, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2004.

My commission expires:_____ Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 20_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 2004.

My commission expires:_____ Notary Public