PICK-UP

Davidson County DEEDQC
Recvd: 05/06/04 10:55 3pgs
Fees:17.00 Taxes:0.00

20040506-0051831

THIS INSTRUMENT PREPARED BY:

Accelerated Title Company
1321 Murfreesboro Rd Suite 125
Nashville, Tn 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ _____-0-_____

Affiant

SUBSCRIBED TO AND SWORN TO ME, THIS THE 5th DAY OF MAY,2004 .

TODD E. BOE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES JANUARY 27, 2007

FROM:
CARL P. NELSON and wife, DORIS NELSON
543 WESLEY AVE.
NASHVILLE, TN 37207

TO:
CARL P. NELSON Sr. and wife, DORIS NELSON and CARL P. NELSON Jr.
543 WESLEY AVE.
NASHVILLE, TN 37207

NAME AND ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
CARL P. NELSON Sr. and wife, DORIS NELSON and CARL P. NELSON Jr. 543 WESLEY AVE. NASHVILLE, TN 37207	-SAME-	071-08-0 214.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged ,**CARL P. NELSON and wife, DORIS NELSON**, has bargained and sold and does hereby quitclaim, transfer and convey any and all interest which he has in the hereinafter described property to **CARL P. NELSON Sr. and wife, DORIS NELSON and CARL P. NELSON Jr. a single man**, their heirs and assigns, forever, being that certain property located and situated in DAVIDSON County, Tennessee, and more particularly described as follows, to-wit:

ATTACH LEGAL

This is improved ☐ unimproved ☐ property known as 543 WESLEY AVE. NASHVILLE, TN 37207.

In Witness Whereof, we have hereunto set our hands and signatures on this the 5th day of MAY, 2004 .

Carl P. Nelson

Carl P. Nelson

Doris Nelson

Doris Nelson

STATE OF TENNESSEE
COUNTY OF __DAVIDSON_

On this the 5 day of May, 2004, before me personally appeared, Doris Nelsag 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office, this the 5 day of May, 2004

NOTARY PUBLIC

My Commission Expires: My Commission Expires May 30, 2007

7288

BOOK 7296 PAGE 32 VOL. NO. WB-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Carl P. Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF July, 1987

John V. Adams
Notary Public

MY COMMISSION EXPIRES 11-1-87
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Mortgagee: AmSouth Mortgage Company, Inc.

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl P. Nelson et ux. (NAME)	AmSouth Mortgage Company, Inc. (NAME)	Map 71-8
543 Wesley Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	Parcel 214
Nashville, TN. 37207 (CITY) (STATE) (ZIP CODE)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	FB# 12 DZ3390

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, Jo Reba Cope, Jon Rhea Bowers, David Pope, Jr., and Ella Andrews,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl P. Nelson and wife, Doris K. Nelson

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. 85 on the Map of Section One, Joywood Heights, of record in Book 1130 at page 91, Register's Office for said County.

SAID Lot No. 85, which is a corner lot, fronts 65 feet on the northerly margin of Wesley Avenue and fronts 134.8 feet on the westerly margin of Oakwood Avenue, said frontages being joined by a curve having a length of 34.9 feet, and extends back 88 feet on the northerly line and 160 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Ernest L. Hibdon and wife, Lucy R. Hibdon by Installment Deed from T. W. Street and wife, Beulah Mai Street, of record in Book 2093 at page 110, said Register's Office. Ernest L. Hibdon has since died. Lucy R. Hibdon has subsequently died and devised subject property to Owen Earl Pryor by will of record in Will Book 70 at page 326, Probate Court Clerk's Office for said County. Owen Earl Pryor has since conveyed a one-half undivided interest in subject property to Katherine Mai Pryor Pope by deed of record in Book 2740 at page 321, said Register's Office. Owen Earl Pryor has since died, unmarried, and devised his remaining interest in subject property to Katherine Mai Pryor Pope by will of record in Will Book 106 at page 468, Probate Court Clerk's Office for said County. Katherine Mai Pryor Pope has since died, unmarried, and devised subject property to Jo Reba Cope, Jon Rhea Bowers, David Pope, Jr., and Ella Andrews, by will of record in Will Book 158 at page 198, Probate Court Clerk's Office for said County.

This conveyance is made subject to property taxes for 1987 for which Grantees will be responsible.

unimproved ( )
This is improved (X) property, known as 543 Wesley Avenue, Nashville, Tennessee 37207
(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 in fee simple, have a good right to convey it, and the same is unencumbered, 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 & this 9th day of July 19 87

Jo Reba Cope
Jo Reba Cope

Jon Rhea Bowers
Jon Rhea Bowers

David Pope Jr.
David Pope, Jr.

Ella Andrews
Ella Andrews

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