Davidson County DEEDQC
Recvd: 05/12/04 08:44 2pgs
Fees:12.00 Taxes:0.00
20040512-0054479

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:
Carol S. Carver, now Beaty
115 Orchard Street
Old Hickory, Tennessee 37138

SEND TAX BILLS:
To New Owner

MORTGAGEE:
_____
_____
_____

MAP AND PARCEL:
Map 44-11
Parcel 20
FBN 04D-42155

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the love and affection which I have for my Daughter, the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ***John E. Sanders, Sr.***, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto ***Carol S. Carver, now Beaty***, unmarried, hereinafter called the Grantee, her 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:

Being Lot No. 149, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, page 68, Register's Office for Davidson County, Tennessee, fronting 50 feet on Orchard Drive, containing 0.39 acres, more or less.

Being the same property conveyed to John E. Sanders, Sr. and Carol S. Carver by deed from John T. Gwin, Trustee, dated October 7, 1986, as of record in Book 7009, page 928, Register's Office for Davidson County, Tennessee.

This is improved property known as 116 Orchard Street, Old Hickory, Tennessee 37138.

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 1st day of May, 2004.

John E Sanders Sr

John E. Sanders, Sr.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***John E. Sanders, Sr.***, 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 Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 1st day of May, 2004.

Patricia M. Gwinn

NOTARY PUBLIC

My Commission Expires: December 15, 2004

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

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

Amy Sconyatser

AFFIANT

Subscribed and sworn to before me
this 1st day of May, 2004.

Patricia M. Gwinn

NOTARY PUBLIC

My Commission Expires: December 15, 2004

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