PICK-UP

THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
4220 Nolensville Road, Nashville, TN. 37211
(615) 834-4300

Davidson County DEEDQC
Recvd: 05/24/04 09:43 2pgs
Fees:12.00 Taxes:0.00

20040524-0060398

QUITCLAIM DEED

New Owner:	Send Tax Bills:	Map & Parcel Nos.
Susan Seat Davis 575 Conway Road Barnwell, SC. 29812	Susan Seat Davis 575 Conway Road Barnwell, SC. 29812	Map 148-02 Parcel 095

For and in consideration of $10.00, the receipt of which is hereby acknowledged, Joseph E. Seat, a single man, by these presents do hereby quitclaim and convey to my daughter, Susan Seat Davis, a married woman, her successors, and assigns, all my interest, in the hereinafter described real property, said parcel and tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 23 on the Map of Mangum Heights, as of record in Book 2330, page 147, Register's Office for said County.

Said Lot No. 23 fronts 80 feet on the easterly side of Bakertown Road and runs back 138.97 feet on the north line and 173.46 feet on the south line to a dead line, which is a broken line, measuring 97.54 feet thereon.

This conveyance is made subject to restrictions of record in Book 2334, page 427; Book 2745, page 621, said Register's Office.

Being the same property conveyed to Earnest Alexander and wife Lucille Alexander from Van C. Allen and wife Mary C. Allen of record in Book , page , Register's Office for Davidson County, Tennessee. Earnest Alexander predeceased Lucille Seat Alexander. Lucille Seat Alexander died on May 21, 1998. Her will was entered into probate in Maury County, Docket Number P-116-98, on the 9th day of June, 1998, will book number 11587, page 656. A copy of the will of Lucille Seat is attached hereto. By terms of Article II, Joseph E. Seat inherited the property which is the subject of this conveyance.

This conveyance is subject to any and all indebtedness on said property.

This is improved property known as: 3706 Bakertown Road, Nashville, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Joseph E. Seat
Affiant

Subscribed and sworn to before me this the 10 day of May, 2004.

Martha C Child
Notary Public

My Commission Expires: 10-27-04

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this the 10 day of MAY, 2004.

Joseph E. Seat

Joseph E. Seat

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Joseph E. Seat, the within name bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 10 day of MAY, 2004.

My Commission Expires:

11-27-07

Notary Public

seat-qcd/imatmc04#2