Davidson County DEEDQC
Recvd: 06/04/04 12:04 2pgs
Fees:12.00 Taxes:0.00
20040604-0066048

PICK-UP

QUITCLAIM DEED

This instrument is made and entered into on this the 4th day of April, 2002, by and between WILLIAM D. CHALFIN, hereinafter referred to as Grantor, and ANITA F. CHALFIN, hereinafter referred to a Grantee.

WITNESSETH:

That for and in consideration of the sum of ONE DOLLAR AND NO/100, ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantor conveys and quitclaims unto the Grantee, her heirs, successors and assigns, pursuant to a Final Decree styled ANITA FRY CHALFIN vs. WILLIAM DONALD CHALFIN, Case No. 7623-02, in the Chancery Court of Dickson County, Tennessee, all his right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit M-8 together with carport designated No. M-8-C, on the Plan of Section 2, River Plantation, of record in Book 4460, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section 2, a horizontal property regime established by Master Deed of record in Book 4661, Page 334, Register's Office for said County.

Being the same property conveyed to William D. Chalfin and wife, Anita F. Chalfin, by Warranty Deed from James W. McMurray, Sr. and wife, Addie H. McMurray, dated _____, _____ 2002, , and of record in Volume *, page _____, in the Register's Office of Davidson County, Tennessee.

* 20020116-0006781

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantee assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.
2. Master Deed creating a Horizontal Property Regime of record in Book 4691, page 906, as amended at Book 6354, page 676 and corrected at Book 6436, page 389, Register's Office for Davidson County, Tennessee.
3. Matters shown on the Plan of record in Book 4460, pages 136 and 137, Register's Office for said County.
4. Rights of others in and to the common elements.

This is improved property known as 414 Plantation Court, Nashville, Tennessee 37221. Map/Parcel 142-05-0-A 076.00

IN TESTIMONY WHEREOF, the signature of the Grantor is affixed hereto on this the 4th day of April, 2002.

William D Chalfin
WILLIAM D. CHALFIN

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM D. CHALFIN, the 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 Dickson, State of Tennessee, this 4th day of April, 2002.

NOTARY PUBLIC

My Commission Expires:
4-19, 2004.

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me this _____ day of _____, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
_____, 20____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0
Anita F. Chalfin
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 2004
Brandi Weeks
Deputy Register

SEND TAX BILLS TO: (new owner:)

Anita F. Chalfin
414 Plantation Ct.
Nashville, TN 37221

Prepared By:
David Wolfe
220 North Main St.
Dickson, TN 37055