PICK-UP

Davidson County DEEDQC
Recvd: 07/02/04 10:18 2pgs
Fees:12.00 Taxes:0.00

20040702-0079011

BEVERLY K. ROGERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF)
The actual consideration or value, whichever is greater, for this transfer is $ 0 .

Johnnie L. Ross
Affiant

Subscribed and sworn to before me on this 29 day of June, 2004.

Beverly K. Rogers
Notary Public

My Commission Expires: ~~Expires Sept. 22, 2007~~
(Affix Seal)

This Instrument Was Prepared By:

We The People, 86 Thompson Lane, Nashville, Tennessee 37211

Address New Owner as Follows:	Send Tax Bills to:		Map-Parcel Numbers:
Clarence T. Ross, Jr.	Johnnie L. Ross	Map	50-15-144
3197 Qualynn Drive	3197 Qualynn Drive	Parcel	12DZ-29285
Nashville, TN 37207	Nashville, TN 37207		

now deceased

KNOW ALL MEN BY THESE PRESENTS that CLARENCE T. ROSS AND WIFE, JOHNNIE L. ROSS, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto CLARENCE T. ROSS, JR., his heirs, successors and assigns, their entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: to wit:

Land in Davidson County, Tennessee, being Lot No. 477 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, page 31, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to Roger T. Ligon and wife, Jean B. Ligon, by deed from Sherrill Harnish Wilhite and wife, Bobby A. Wilhite, of record in Book 4925, page 662, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3313, page 402 and Book 3616, page 269 Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

~~As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Dobson & Johnson, Inc. in the original principal amount of $26,500.00, of record in Book 4925, page 664, Register's Office for Davidson County, Tennessee, assigned to United Mutual Savings Bank of record in Book 4931, page 885, Register's Office for Davidson County, Tennessee.~~

Being the same property conveyed to Clarence T. Ross and wife, Johnnie L. Ross, by deed from Roger T. Ligon and wife, Jean B. Ligon, of record in Book 6408, page 721, Register's Office for Davidson County, Tennessee.
Clarence T. Ross is now deceased

This is improved property, known as 3197 Qualynn Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest belonging to the said GRANTEE, her heir and assigns, forever, and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this 29 day of June, 2004.

Johnnie L Ross

3197 Evabynn Dr. Nashville Tenn 37207

STATE OF TENNESSEE)

Davidson County)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Clarence T. Ross and~~ Johnnie L. Ross the bargainers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29 day of June, 2004.

My Commission Expires Sept. 22, 2007

Commission expires_____

Beverly K. Rogers

Notary Public

BEVERLY K. ROGERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN