Davidson County DEEDQC
Recvd: 09/01/04 12:51 2pgs
Fees:12.00 Taxes:0.00

20040901-0105848

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 1st day of September, 2004, by first party David E. Edmondson whose post office address is 2220 Glory Dr., Clarksville, TN 37043 to second party, MARCH EGERTON whose post office address is 4030 BRUSH HILL RD. NASHVILLE, TN 37216. who also receives the TAX BILLS

WITNESSETH, That the said first party, for good consideration and for the sum of $ 1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DAVIDSON, State of TENNESSEE, to wit:

320 S. 11TH ST. NASHVILLE, TN 37206

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness _____ First Party _____

Witness _____ Second Party _____

STATE OF } Tennessee
COUNTY OF } Montgomery

On SEPT. 1, '04 before me, MARCH EGERTON, personally appeared David E. Edmondson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____
Commission expires June 19, 2007

Affiant ✓ Known ___ Unknown ___

ID Produced DRIVE LIC.

(Seal)

C. W. POFF NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF Sept 2004

Deputy Register

#20010316002564O

prepared by:
March Egerton

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39700

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/01 15:46 2pgs
Fees:11.00 Taxes:804.75

20010316-0025640

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $217,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of March, 2001

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 7/2 20

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Edmondson	First Union National Bank of Delaware	83-13-83
320 South 11th Ave	CONS-14 0361	
Nashville, TN, 37206	Charlotte, NC 28288	

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, I/WE,

George W. Holder, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Edmondson

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, Being Lot No. 13 on the Map of Hanner's subdivision in the case of Hanner vs. Hanner, Chancery Court of Davidson County, Tennessee, as of record in Book 2, page 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George W. Holder III by Deed from Real Security, Inc., Substitute Trustee of record at Instrument No. 20010221-0016118 Davidson County Register's Office.

Unimproved ( )
This is improved (X) property known as 320 South 11th Ave, Nashville, TN 37206

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 my/our hand(s) this 7th day of March, 2001

Geo. W Holder III

George W. Holder, III