Davidson County DEEDQC
Recvd: 11/29/04 11:42 3pgs
Fees:17.00 Taxes:0.00
20041129-0141351

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 19th day of November, 2004,
by first party, Grantor, Julie Ann Devereux
whose post office address is 1049 Jasperson Drive Madison, Tennessee 37115
to second party, Grantee, Robert Lee Kinkead Jr. Send Tax Bills also
whose post office address is 1049 Jasperson Drive Madison, Tennessee 37115

WITNESSETH, That the said first party, for good consideration and for the sum of one dollar
Dollars ($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:

one half ownership of property
located at 1049 Jasperson Drive
Madison, Tennessee 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Julie A Devereux
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 29 DAY OF Nov 20 04
Deputy Register

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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:

Signature of Witness: _____

Print name of Witness: Alex Velo

Signature of Witness: _____

Print name of Witness: R. Douglas Cuny

Signature of First Party: Julie A Devereux

Print name of First Party: Julie Ann Devereux

Signature of Second Party: _____

Print name of Second Party: Robert L. Kinkead Jr.

Signature of Preparer Julie A Devereux

Print Name of Preparer Julie A. Devereux

Address of Preparer 1049 Jasperson Dr.

State of TN
County of Davidson }

On 11/24/04 before me, Angela D. York,
appeared Julie Devereux and Robert Kinkead Jr.
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 of Notary

ANGELA D. YORK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Affiant _____Known ✓ Produced ID
Type of ID _____
(Seal)

exp 7/24/2007

① TN DL 815809360
IS 05/00
EX 04/05

② TNDL 090052377
IS 02/04
EX 04/09

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40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/14/02 16:05 2pgs
Fees:13.00 Taxes:610.50
[redacted]
20020114-0005723

G-7637-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) JEANNIE BARTON GREGORY NOTARY PUBLIC 30 2002 At Large DAVIDSON COUNTY, TENN. My Commission Expires November 03, 2002

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite [illegible] Clarksville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie A. Devereux (NAME)	Bank of America - NPC (NAME)	MAP 52-11
1049 Jasperson Drive (ADDRESS)	275 Valencia Avenue (ADDRESS)	PARCEL 17
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brea, CA 92823 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Sandra J. Meade, Unmarried

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

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, Tennesse being Lot No. 65 on the Revised Plan of Madison Heights, Section II, Part IV as of record in Book 2083, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 65 fronts 260.05 feet on the southerly side of Jasperson Drive as measured around a slight curve and runs back between lines 435.5 feet on the easterly line and 271.96 feet on the westerly line to a dead line in the rear on which it measures 111 feet.

Being the same property conveyed to Sandra J. Meade by deed from Stephen F. Meade of record in Book 9508, Page 373, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1049 Jasperson Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 11th day of January, 2002

Sandra J. Meade

Sandra J. Meade

DCTN01WC