PICK-UP

Davidson County DEEDQC
Recvd: 01/28/05 10:56 3 pgs
Fees:17.00 Taxes:0.00
20050128-0010504

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Jimmy A. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JJANUARY, 2005.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 22, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOROTHY J. MORTEL	**SAME**	**MAP 150-2**
(NAME) **815 NEWTON DRIVE**	(NAME)	**PARCEL 316**
(ADDRESS) **BEAVERCREEK, OHIO 45434**	(ADDRESS)	**02D-63023**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT **I, DOROTHY J. MORTEL, EXECUTRIX, ESTATE OF JEAN WHITE DYER, DECEASED,** FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID, AND FOR THE PURPOSE OF MAKING A RE-CONVEYANCE TO CREATE A TENANCY BY THE ENTIRETY IN THE GRANTORS, BY THESE PRESENTS DO HEREBY QUITCLAIM ALL MY INTEREST UNTO **JIMMY A. DUNCAN, TRUSTEE,** HIS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND LOCATED IN DAVUDSIB COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

> Land in Davidson County, Tennessee , being Lot No 9, on the Revision of the Plan of Castlegate Subdivision, Section Five, of record in Book 6900, Page 112, Register's Office for said County, to which said plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jean W. Dyer, a widow, by Third National Bank, of record in Book 7134, Page 215, Register's Office for Davidson County, Tennessee.
>
> THIS conveyance is subject to restrictive covenants of record in Book 6567, Page 362, said Register's Office; easements and setback lines as set forth on the above plan of record.

And now, I, **JIMMY A. DUNCAN, TRUSTEE,** for the express purpose of caring out the intent of this conveyance, as set out, do hereby quitclaim all my interest unto **DOROTHY J. MORTEL,** her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF we have hereunto set out hand on this the 25th day of January, 2005.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereunto belonging, to the said Grantee, their heirs, representatives and assigns, in fee simple forever. Grantor covenants that it is lawfully seized and possessed of said property in fee simple and has a good right to convey it, and that the said property is unencumbered, except as provided herein.

Grantor further covenant and bind himself, his, representatives heirs and assigns, to warrant and forever defend the title to said real property to said Grantees, their heirs, representatives and assigns, against the lawful claims of all persons.

This conveyance is subject to any and all restrictions, conditions, and easements of record in the Register's Office for Wilson County, Tennessee.

Unimproved (
This is improved(X) property, known as **3217 Bluewater Trace, Nashville, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 25th day of **JANUARY, 2005.**

Dorothy J. Mortel
DOROTHY J. MORTEL

Jimmy A. Duncan
JIMMY A. DUNCAN, TRUSTEE

STATE OF OHIO
COUNTY OF Greene

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **DOROTHY J. MORTEL** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of **JANUARY, 2005.**

Amy K. Puckett, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 26, 2007

My Commission Expires: _____

STATE OF OHIO NOTARIAL SEAL

Amy Puckett
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named **JIMMY A. DUNCAN, TRUSTEE,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 21 day of **JANUARY, 2005.**

My Commission Expires: **SEPTEMBER 22, 2007.**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Lee A. Cohen
Notary Public