Davidson County DEEDQC
Recvd: 02/11/05 12:19 3 pgs
Fees:17.00 Taxes:0.00
20050211-0015983

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 11TH day of February, 2005 (year),

by first party, Grantor, Kelly C. Webb

whose post office address is 925 Oak Valley Lane, Nashville TN 37220

to second party, Grantee, Kelly C. Webb & Gary N. Johnston

whose post office address is 925 Oak Valley Lane, Nashville, TN 37220

WITNESSETH, That the said first party, for good consideration and for the sum of Zero Dollars ($ 0.00) 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 TN to wit:

source of title # 19991228-0307405 R.O.P.C.

see exhibit A

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 11 DAY OF Feb, 2005

Deputy Register

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at the dotted line.

0 53926 20040 5

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

Signature of Witness

Jason Keen
Print name of Witness

Signature of First Party

Print name of First Party

Signature of First Party

GARY N JOHNSTON
Print name of First Party

State of TN }
County of Davidson
On before me,
appeared
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.

GRIMES BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Signature of Notary

Affiant ____Known____Produced ID
Type of ID TNDL 047144351
(Seal)

State of TN }
County of Davidson
On 2/11/05 before me, the undersigned
appeared — Gary N Johnston
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.

Caitlin K Pinner

Signature of Notary

CAITLIN K. PINNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Affiant ✓ Known____Produced ID
Type of ID _____
(Seal)

Signature of Preparer

Grimes Baird
Print Name of Preparer

4011 Hillsboro Pike Nashville, Tn 37215
Address of Preparer

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at the dotted line.

Book 48A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

Exhibit A

W & I Ref: (sk) Title No: 41368bw
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kelly C. Webb 925 Oak Valley Lane Nashville, TN 37220	Bank of America 2059 Northlake Parkway Tucker, GA 30084

TAX MAP-PARCEL NUMBERS: 132-13-43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 380,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian F. O'Donohue and spouse, Kathleen M. O'Donohue,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kelly C. Webb, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Oak Hill Valley of record in Book 1835, page 15 and 16, Register's Office for said County.

SAID Lot No. 7 fronts 186 feet on the southerly margin of Oak Valley Lane and extends back between parallel lines 235 feet to a dead line.

BEING the same property conveyed to Brian F. O'Donohue and spouse, Kathleen M. O'Donohue by deed from Peter L. Nash and spouse, Laura Lipuma-Nash of record in Book 10129, page 139, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 15 and 16, said Register's Office, which Plan shows a 75 foot foot minimum building setback line from Oak Valley Lane and 10 foot foot easement for public utility and bridle path purposes along the rear line(s); Restrictive covenants of record in Book 1788, page 186, Book 1809, page 539, said Register's Office.

This instrument is executed on behalf of Kathleen M. O'Donohue by Brian F. O'Donohue as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 925 Oak Valley Lane, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.