Davidson County DEEDQC
Recvd: 02/14/05 15:10 2 pgs
Fees:13.00 Taxes:203.50
20050214-0016618

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 8th day of December, 2004, by first party, Grantor, Clyde Lawrence Phillips, Jr. and wife, Rebecca Phillips whose post office address is 370 Fairway Circle, Monroe, GA 30656 to second party, Grantee, Charles H. Avery and wife, Elizabeth Ann Avery, whose post office address is 110 Ellenwood Court, Fayetteville, GA 30215. Who are to pay taxes on said property from this address, 110 Ellenwood Court, Fayetteville, GA 30215.

Witnesseth, that the said first party, for good consideration and for the sum of Fifty-Five Thousand and no/100 Dollars ($55,000) 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 appurtances thereto in the County of Davidson, State of Tennessee to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:
MAP/PAR 060-08-0 / 072.00 SA/FB 12DZ - 09527

LAND in Davidson County, Tennessee, being the northerly 45 feet on the southerly 210 feet of the westerly 200 feet of Lot No. 6 on the ~~pay~~ MAP of E.A. Lindsley Subdivision on Dickerson Road, of record in Book 547, Page 144, said Register's Office, and being more particularly described as follows:

SAID part of Lot No. 6 fronts 45 feet on the westerly side of Hillside Drive and extends back between parallel lines 200 feet to a fence line measuring 45 feet thereon.

BEING the same property conveyed to Charles H. Avery and Elizabeth Ann Avery and Clyde Lawrence Phillips and Rebecca Phillips by deed from Paul Aponte and Jack Watson of record in Book 9676, Page 554, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Jack Watson and Jackson Watson are one and the same person.

The actual consideration for the transfer of this property is $55,000.00

County of FULTON State of GEORGIA
Before me Appeared: Charles H. Avery,
Subscribed & Sworn To This 11 DAY
OF FEB, 2005

NOTARY PUBLIC FULTON CO

My Commission Expires 11-14-2008

AFFIANT

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: Mary R Franklin

Print name of Witness: MARY R. FRANKLIN

Signature of Witness: C W Gaddy, Jr

Print name of Witness: C. W. GADDY, JR

Signature of First Party: Clyde Lawrence Phillips Jr Rebecca F. Phillips

Print name of First Party: CLYDE LAWRENCE PHILLIPS JR + REBECCA F. PHILLIPS

Signature of Second Party: Elizabeth Ann Avery

Print name of Second Party: CHARLES H. AVERY + ELIZABETH ANN AVERY

Signature of Preparer C. Olen Gunnin

Print Name of Preparer C. OLEN GUNNIN

Address of Preparer 185 CREEKVIEW DR.
FAYETTEVILLE, GA 30214

State of GEORGIA
County of FULTON }

On 02-02-05 before me, C. W. Gaddy, Jr.
appeared C.H. Avery - Elizabeth Ann Avery - Clyde Lawrence Phillips - Rebecca Phillips
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 EXP 11-14-2008

Affiant ____ Known ____ Produced ID
Type of ID _____

C. W. GADDY, JR NOTARY PUBLIC FULTON COUNTY (Seal)

NEW OWNER
CHARLES H. AVERY
110 ELLENWOOD CT
FAYETTEVILLE, GA 30215
SEND TAX BILLS to NEW OWNER

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