Davidson County DEEDQC
Recvd: 03/17/05 15:20 3 pgs
Fees:17.00 Taxes:0.00
20050317-0029684

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville, Tenn. 37075

Address New Owner as	Send Tax Bills to:	Map-Parcel
Thomas M. Driver and	Thomas M. Driver and	43-2/17
Wife, Gladys M. Driver	wife, Gladys M. Driver	
117 Jackstaff Drive	117 Jackstaff Drive	
Hendersonville, TN 37075	Hendersonville, TN 37075	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid, and for the express purpose of making a reconveyance to terminate a tenancy the entirety, and to create a tenancy in common between us, we, Thomas M. Driver and wife Gladys M. Driver, hereby remise, release and quitclaim unto Ronald B. Buchanan, Trustee, his successors and assigns, the following described tract of land in Davidson County, Tennessee:

> BEING Lot No. 9 on the Map showing the Subdivision of Lots Nos. 27 and pt. Of 29 of the Dixie Pure Food Company's Subdivision, of record in Book 843, page 52, of the Register's Office for said County. Said Lot No. 9 fronts 245 feet on the westerly side of Knox Street and runs back beteen lines, 402.5 feet on the northerly line and 414.75 feet on the southerly line, to a dead line on which it measures 237.75 feet and contains 2.22 acres.
>
> BEING the same property conveyed to Thomas M. Driver and wife, Gladys M. Driver, by deed from Elmer Bush Farley filed in Record Book 5222, page 590, Register's Office for Davidson County, Tennessee.

This is improved property known as 1009 Snow Ave., Madison, TN 37115

And now, I, said Ronald B. Buchanan, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, hereby remise, release and forever quitclaim unto Thomas M. Driver and Gladys M. Driver, as equal tenants in common (and not as tenants by the entirety), their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS hands this 15th day of March, 2005.

Thomas M. Driver

Gladys M. Driver

Ronald B. Buchanan, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer is *NONE.*

Affiant

Subscribed and sworn to before me on
this 15th day of March, 2005.

Notary Public
My Commission Expires: 12/18/05

KATHRYN TIDWELL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, THOMAS M. DRIVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 15th day of March, 2005.

NOTARY PUBLIC

My Comm. Expires: 12/18/05

KATHRYN TIDWELL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, GLADYS M. DRIVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness ~~my~~ Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 15 day of March, 2005.

Kathryn Tidwell
NOTARY PUBLIC

KATHRYN TIDWELL
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

My Comm. Expires: 12/18/05

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RONALD B. BUCHANAN, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 15 day of March, 2005.

Kathryn Tidwell
NOTARY PUBLIC

KATHRYN TIDWELL
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

My Comm. Expires: 12/18/05

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