Davidson County DEEDQC
Recvd: 04/12/05 11:12 1 pgs
Fees:12.00 Taxes:0.00
20050412-0040297

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077-1733

QUITCLAIM DEED

FROM: SARA F. POE
TO: SUZANNE POE RIPPETEAU
ADDRESS OF NEW OWNER/SEND TAX BILLS TO: SUZANNE POE RIPPETEAU 731 FOREST RETREAT ROAD, HENDERSONVILLE, TN 37075
MAP AND PARCEL NO. 043-09-0 300 11D 56110

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value whichever is greater, for this transfer is $0.00.

Jacqueline P. Comer
Affiant

Subscribed and sworn to before me this 8th day of April, 2005.

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

Notary Public K.J. Shelton

My Commission Expires: 07/24/2007

FOR AND IN CONSIDERATION OF THE payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, Sara F. Poe, unmarried, hereinafter called the Grantors, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto Suzanne Poe Rippeteau, all my/our right, title, interest and claim in and to that certain tract or parcel of land in Davidson, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot Numbers 10 and 11 of Block "M" of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert R. Poe and wife, Sara F. Poe by deed of record in Book 7420, Page 119, Register's office for Davidson, County, Tennessee.

Property Address: 340 Thelma Drive, Madison, TN 37115

Robert Ralph Poe having since died on September 18, 2004 in Rutherford County, Tennessee.

Robert Ralph Poe being one in the same person as Robert R. Poe.

This conveyance is subject to all restrictions, encumbrances and easements of record.

This instrument prepared by information provided by the Grantors and not by a search of the public records by American Escrow Company.

IN WITNESS WHEREOF, I have hereunto set my hand on this 8th day of April, 2005.

Sara F. Poe

Sara F. Poe

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for the State and County, above, Sara F. Poe, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office this the 8th day of April, 2005.

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

Notary Public
K. J. Shelton

My Commission Expires: 07/24/2007