Davidson County DEEDQC
Recvd: 04/12/05 14:25 2 pgs
Fees:12.00 Taxes:0.00
20050412-0040480

QUITCLAIM DEED

B-WFHM-05-6919

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: Nov.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Julie G. Gardner (NAME)	Wells Fargo Bank, N.A. (NAME)	
6919 Old Hickory Blvd. (ADDRESS)	P.O. Box 49069 (ADDRESS)	039-00-0-270.00
Whites Creek, Tennessee 37189 (CITY) (STATE) (ZIP)	Colorado Springs, CO 80949 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Ann E. Epperson HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Julie G. Gardner HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING THE ENTIRE TRACT SHOWN ON THE PLAN OF BINKLEY'S 1-LOT SUBDIVISION (REVISED) OF RECORD IN BOOK 6200, PAGE 794, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO ANN E. EPPERSON AND JULIE G. GARDNER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM JERRY J. TERFINKO AND WIFE, MARTHA TERFINKO, RECORDED THE 28TH DAY OF OCTOBER, 1999 IN DEED BOOK 11720, PAGE 348, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Unimproved ( )
This is improved (X) property, known as 6919 Old Hickory Blvd., Whites Creek, Tennessee 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 31st day of March, 2005.

Ann E. Epperson — Ann E Epperson

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of Tennessee
County of Davidson

On March 31, 2005 before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Ann E. Epperson with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein described.

Witness my hand and official ~~seal~~ at Nashville, TN, this 31st day of March, 2005.

PATRICIA J. PARSONS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Patricia J. Parsons
Notary Public

Exp 5/11/2008