THIS INSTRUMENT PREPARED BY
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Davidson County DEEDQC
Recvd: 05/09/05 12:07 2 pgs
Fees:12.00 Taxes:0.00
20050509-0052005

RALEIGH L. THIGPEN AND WIFE, DORIS K. THIGPEN

TO

Map 43-16 Parcel 72

KATHLEEN ANN THIGPEN

QUITCLAIM DEED

This instrument made and entered into on this the 5th day of ~~March~~ April, 2005, by and between RALEIGH L. THIGPEN AND WIFE, DORIS K. THIGPEN and KATHLEEN ANN THIGPEN.

WITNESSETH

That for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, RALEIGH L. THIGPEN AND WIFE, DORIS K. THIGPEN, quitclaim unto KATHLEEN ANN THIGPEN, all of their right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to wit:

Lot No. 21 in the Kingsway Green Subdivision in a plat of which is recorded in Book 3842, page 227, Register's Office of Davidson County, Tennessee, and being a part of the same land conveyed to Kingsway Greens of America, Inc. by deed of record in Book 4212, page 838 and 839 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and covenants of record in Book 4280, page 68, Register's Office of Davidson County, Tennessee and all zoning ordinances or laws of any Governmental authority.

This being that property conveyed to Raleigh L. Thigpen and wife, Doris K. Thigpen by Warranty Deed dated September 10, 1969 and of record in Book 4367, page 414, Register's Office, Davidson County, Tennessee.

I HAVE NOT MADE A TITLE EXAMINATION OF THE HEREIN DESCRIBED PROPERTY AND I AM NOT MAKING ANY ASSURANCE OF TITLE.

2005 taxes and all subsequent taxes will be the responsibility of the grantee, whose address is _____.

In Testimony Whereof, RALEIGH L. THIGPEN AND WIFE, DORIS K. THIGPEN, have hereunto set their signature, this the day and date first above written.

Raleigh L. Thigpen
RALEIGH L. THIGPEN

Doris K. Thigpen
DORIS K. THIGPEN

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RALEIGH L. THIGPEN AND WIFE, DORIS K. THIGPEN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

~~March~~ April Witness my hand and official seal at Hendersonville, Tennessee, this the 5th day of April, 2005.

SANDRA S. TIPTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 2/23/08

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me this the ___ day of March, 2005.

_____
REGISTER OR NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$0
Kathleen T. Thigpen
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 09 DAY OF MAY 20 05
Deputy Register