Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20051101-0132163

Prepared By
Benita Cartwright
Joy Anne Anderson
1005 Kipling Dr.
Nash TN 37217

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[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 10/31/05

Reference Number of Any Related Documents: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0
Joy A Anderson
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF Nov 20 05
Cathy Greene
Deputy Register

Grantor:
Name D.H. Welch
Street Address 1005 Kipling Dr.
City/State/Zip Nashville, TN 37217

Grantee:
Name John Robert Warner
Street Address 1005 Kipling Dr.
City/State/Zip Nashville, TN 37217

Abbreviated Legal Description (i.e., lot, block, plat *or* section, township, range, quarter/quarter *or* unit, building and condo name): 2 Bedroom dwelling

Assessor's Property Tax Parcel/Account Number(s): 107140/2000

THIS QUITCLAIM DEED, executed this 31st day of October, 20 05, by first party, Grantor, X D.H. Welch, whose mailing address is _____, to second party, Grantee, John R Warner, whose mailing address is 1005 Kipling Dr.

WITNESSETH that the said first party, for good consideration and for the sum of gift Dollars ($_____) 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,

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which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TN to wit: Being Lot# 164 on the map of Mid-Meadows, of record in Book 1124 pg. 94+95, Register's office for said County said lot # 164 fronts 70 ft on the westerly side of Kipling Dr. and runs back between parallel lines 143 ft. to a deed line. Being the same property conveyed by Dave H. Welch and wife Hattie May Welch by deed recorded in Book 1727 pg. 537 R.O.D.C., TN Hattie May Welch is now deceased. Dave H. Welch is also known as D.H. Welch

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness Jay A. Anderson

Print Name of Witness Jay Anderson

Signature of Witness _____

Print Name of Witness _____

Signature of Grantor X D. H. Welch

Print Name of Grantor D. H. Welch

State of Tennessee)
County of Davidson)

On October 31, 2005, before me, Benita Cartwright, appeared D.H. Welch, 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.

Benita Cartwright
Signature of Notary

Affiant ____ Known ____ (Produced ID)
Type of ID WK ID

(Seal)
BENITA A. CARTWRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

NEW OWNER | SEND TAX BILLS TO

JOHN ROBERT WARNER
1005 KIPLING DR
NASHVILLE, TN 37217

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K 1727

WARRANTY DEED Form 1008 Published by Tennessee Title Company

For and in consideration of the sum of $ 6,500.00 -

Six Thousand Five Hundred and No/100 - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged,

A. G. M. HOMES, INC., a Tennessee Corporation, with itsprincipal office and place of business at Nashville, Tennessee

has does

~~has~~ bargained and sold, and by these presents ~~do~~ transfer and convey unto the said

Dave H. Welch and wife, Hattie May Welch

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 164 on the Map of Hiro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County.
Said Lot No. 164 fronts 70 feet on the westerly side of Kipling Drive and runs back between parallel lines 143 feet to a dead line.
~~Being part of the property conveyed to A. G. M. Homes, Inc., by deed from H. H. Richardson, Trustee, et al, of record in Book 1678, page 479, said Register's Office.~~

Being the same property conveyed to → Dave H. Welch and wife, Hattie May Welch by deed recorded in Book 1727, Page 537 R.O.D.C., Tn. Hattie May Welch is now deceased. Dave H. Welch is also known as D. H. Welch.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dave H. Welch and wife, Hattie May Welch their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Dave H. Welch and wife, Hattie May Welch that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And A. G. M. HOMES, INC., does ~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Dave H. Welch and wife, Hattie May Welch their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF A.G.M.HOMES, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 8th day of June 1949.

ATTEST: A. G. M. HOMES, INC.

Albert J. Morris, Secretary BY E. S. Evans, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainer, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 194__

Commission expires _____

Notary Public

G 537