Davidson County DEEDQC
Recvd: 01/13/06 13:31 2 pgs
Fees:12.00 Taxes:0.00
20060113-0005519

PICK-UP

THIS INSTRUMENT PREPARED BY:

WALKER & ASSOCIATES
204 North Main St.
Goodlettsville, TN. 37072

Deed prepared without title search and opinion

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map - Parcel
Charles Michael Ignatz, et al 220 Pear Orchard Drive Goodlettsville, TN. 37072	Same	25-16 71

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Paul F. Ignatz, by these presents and reserving unto himself an estate for life, does hereby convey, devise, release and forever quitclaim and convey an estate unto Charles Michael Ignatz and Kathy Ignatz Edge, and their successors and assigns, subject however to the estate for life hereby expressly reserved to Paul F. Ignatz, so long as he may live, all his right, title and interest in and to the following described tract of land:

Being lot No. 47 on the Plan of Goodlettsville Heights, Section IV, of record in Book 2133, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 117 feet on the easterly side of Alto Loma Road and runs back between lines, 349.6 feet on the northerly side and 350 feet on the southerly side to a dead line in the rear, measuring 110.4 feet thereon.

Being the same property conveyed to Paul F. Ignatz and wife, Margaret K. Ignatz, by deed from W.C. Moncrief and Company, Inc., of record in Book 2276, Page 562, Register's Office for said County. The said Margaret K. Ignatz having died on January 4, 2002.

This conveyance is made subject to the restrictive covenants of record in Book 2147, page 53, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $0.

Subscribed and sworn to before me
this 12th day of January, 2006

Affiant

My commission expires: 01/26/08

(Affix Seal)

PATRICIA B. EIDSON
STATE OF TENNESSEE NOTARY PUBLIC
01-26-08
DAVIDSON COUNTY

Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hands this 12th day of January, 2006 P.A.I. PE, the bargaining parties, having caused our name to be signed hereto on said day and date.

Paul F. Ignatz

PAUL F. IGNATZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAUL F. IGNATZ**, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 12th day of January, 2006 P.A.I. PE

Patricia B. Eidson

Notary Public

PATRICIA B. EIDSON
STATE OF TENNESSEE NOTARY PUBLIC 01-26-08
DAVIDSON COUNTY

My Commission Expires: 01/26/08