THIS INSTRUMENT PREPARED BY:

L. Anthony Deas
Attorney at Law
223 Madison Street, Suite 102
Madison, TN 37115
615.868.8886

Based on information provided by the parties.

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S)	SEND TAX BILL	MAP & PARCEL
Gerald C. Wilson, et al	SAME	52-9-79
420 East Due West Avenue		52-9-80
Madison, TN 37115		

Davidson County DEEDQC
Recvd: 03/06/06 14:11 2 pgs
Fees:12.00 Taxes:0.00



20060306-0025731

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Gerald C. Wilson
AFFIANT

Sworn to and subscribed before me this 1st day of March, 2006.

Diane Ladd
NOTARY PUBLIC

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires: 12-15-08

FOR AND IN CONSIDERATION OF the sum of ten dollars cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Raymond Jeffrey Wilson, Grantor, does hereby quitclaim and convey unto Gerald C. Wilson and wife, Nyla J. Wilson, Grantees, their heirs and assigns, all his interest in and to the following described property in Davidson County, Tennessee:

TRACT #1:
BEING all of Lot 3 in Montague Park according to a plat and survey of record in Plat Book 421, Page 141, as recorded in the Register's Office for Davidson County, Tennessee, to which plat and survey reference is hereby made for a more complete description.

BEING the same property conveyed to Gerald C. Wilson and wife Nyla J. Wilson, and Raymond Jeffrey Wilson by deed from Gerald C. Wilson and wife Nyla J. Wilson, of record in Book 11317, Page 844, Register's Office for Davidson County, Tennessee.

TRACT #2:
BEING all of Lot 4 in Montague Park according to a plat and survey of record in Plat Book 421, Page 141, as recorded in the Register's Office for Davidson County, Tennessee to which plat and survey reference is hereby made for a more complete description.

BEING the same property conveyed to Gerald C. Wilson and wife Nyla J. Wilson, and Raymond Jeffrey Wilson by deed from Gerald C. Wilson and wife Nyla J. Wilson, of record in Book 11317, Page 844, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PROPERTY:

SEVEN (7) feet from Northwest corner to Southwest corner of western boundary of Lot 3 RESUB of Lots 27 to 32, Montague, known as 420 East Due West Avenue, Madison, Tennessee 37115.

THIS seven (7) feet is a small portion of Lot #052-09-0079.00 which extends approximately 188 feet.

BEING the same property conveyed to Estella K. and Christopher C. Pawlowski by deed of record as Instrument No. 20030821-0121542, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as 420 East Due West Avenue, Madison, Tennessee 37115.

WITNESS my hand this 1st day of March, 2006.

Raymond Jeffrey Wilson

RAYMOND JEFFREY WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, RAYMOND JEFFREY WILSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of March, 2006.

DIANE LADD STATE TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Diane Ladd

NOTARY PUBLIC

My Commission Expires: 12-15-08