Davidson County DEEDQC
Recvd: 03/08/06 14:55 1 pgs
Fees:12.00 Taxes:0.00

20060308-0027241

QUITCLAIM DEED

B-AFF-06-3806

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 28th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(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 NUMBERS
Corissa R. Gephart	Irwin Mortgage Corporation	
(NAME) 3806 Elkins Avenue	(NAME) 400 Interstate N Pkwy, Ste. 580	92-13 126.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Atlanta, GA 30339	
(CITY) (STATE) (ZIP)	(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, ~~Jonathan Gephart, married and~~ Jonathan Prichard, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Corissa R. Gephart and husband, Jonathan D. Gephart 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:

BEING IN THE 11TH, FORMERLY 24TH WARD OF THE CITY OF NASHVILLE, BEING NO. FOUR (4) IN THE BLOCK NO. 19, CHARLOTTE PARK COMPANY'S SECTION ADDITION; WHICH IS OF RECORD IN BOOK 57, PAGE 160 AND 161, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 4 FRONTS FIFTY (50) FEET ON THE NORTH SIDE OF 2ND OR ELKINS AVENUE AND EXTENDS BACK NORTHWARDLY BETWEEN PARALLEL LINES, ONE HUNDRED AND FIFTY (150) FEET TO AN ALLEY, SHOWING FIFTY (50) FEET ON SAID ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN GEPHART, MARRIED AND JONATHAN PRICHARD, MARRIED BY WARRANTY DEED FROM ALVA A. PANNELL, UNMARRIED, RECORDED ON THE 9TH DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041209-0146878, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3806 Elkins Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 28th day of February, 2006.

Jonathan Prichard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Prichard, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2006.

Notary Public

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

My Commission Expires: