Davidson County DEEDQC
Recvd: 03/24/06 11:15 3 pgs
Fees:17.00 Taxes:0.00
20060324-0033823

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 24th day of March, 2006,
by first party, Grantor, DEBRA KAY MOORE
whose post office address is 724 Elysian Fields Rd., Nashville, TN 37204
to second party, Grantee, DEBRA K. MOORE TRUST
whose post office address is 724 Elysian Fields Rd, NASHVILLE, TN 37204

WITNESSETH, That the said first party, for good consideration and for the sum of N/A
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 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 TENNESSEE to wit:

Map/Par: 132150003100
Description: NS Elysian Fields Rd. W of Sidco Drive.

New Owner: DEBRA K. MOORE TRUST

Send tax bills:
Debra K Moore
724 Elysian Fields
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
Debra K Moore
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF March 20 06
Vicki S Johnson
Deputy Register

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

Signature of Witness: Debbie Johnson

Print name of Witness: DEBBIE JOHNSON

Signature of Witness: Allison Page

Print name of Witness: Allison Page

Signature of First Party: Debra K Moore

Print name of First Party: DEBRA K MOORE

Signature of Second Party: Debra K. Moore, Trustee

Print name of Second Party: DEBRA K. MOORE, TRUSTEE

Signature of Preparer Debra K Moore

Print Name of Preparer DEBRA K MOORE

Address of Preparer 724 Elysian Fields Nashville TN 37204

State of TN
County of Davidson }

On March 24, 2006 before me, John L. Hayes,
appeared Debra K. Moore
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.

Signature of Notary

JOHN L. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Affiant ____Known X Produced ID
Type of ID _____
(Seal)

My Commission Exp. Jan. 24, 2009

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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref. (jcb) (Title No: 30653)

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 128,000.00

Debra Kay Moore
Affiant

Sworn and subscribed before me this 26th day of February, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Debra Kay Moore 724 Elysian Fields Road Nashville, TN 37204	Sovran Mortgage Corporation 1512 Willow Lawn Drive Richmond, VA 23230-3479	OH 00700, 132-15-31

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott A. Tufford and spouse, Karen B. Tufford,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Debra Kay Moore,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract of land in the 6th Civil District of Davidson County, Tenenssee, being known as Lot No. 41 on an unrecorded Map of Elysian Fields, Section II, as referenced in the deed of record in Book 3507, page 39, said Register's Office, and described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, on March 25, 1948, as follows:

BEGINNING at a point in the northerly margin of Elysian Fields Road, 1624 feet westerly fron the L. & N Railroad property line at an iron pin which is 188.5 feet east of the center line of a culvert, both of said measurements being along the center line of Elysian Fields Road, which is a curve, said point likewise being at the corner of Lots Nos. 41 and 42; thence with the line between said lots, north 44 degrees 45 minutes east 335 feet to an iron pin; thence easterly around a slight curve, 90.2 feet to an iron pin at the corner of Lots Nos. 40 and 41; thence with the line between said lots, southwesterly 335 feet to an iron pin in the margin of Elysian Fields Road; thence with the line of the same, northwesterly around a curve, 175 feet to the point of beginning.

BEING the same property conveyed to Scott A. Tufford, unmarried, by deed from B. Thomas Edwards and wife, Louise Edwards of record in Book 7689, page 14, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

95548

IDENTIF. REFERENCE

FEB 27 11 52 AM '91

0009 02/27 0101 03CHECK 429.40

This is improved property, known as: 724 Elysian Fields Road, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of February, 1991.

Scott A. Tufford

Karen B. Tufford

Scott A. Tufford

Karen B. Tufford

State of Tennessee
County of Davidson

On this 26th day of February, 1991, before me the undersigned authority, personally appeared Scott A. Tufford and Karen B. Tufford, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

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