Davidson County DEEDQC
Recvd: 04/04/06 13:58 2 pgs
Fees:12.00 Taxes:0.00

20060404-0038442

STATE OF TN }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0- .

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th DAY OF March, 2006.

NOTARY PUBLIC

My Commission expires 3-3-10

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

THIS INSTRUMENT PREPARED BY:
Creative Title and Escrow, LLC
1994 Gallatin Road N, Ste 202
Madison, TN 37115

NAME & ADDRESS OF PROPERTY OWNER:
Billy J. Johnson
310 Antioch Pike
Nashville, TN 37211

SEND TAX BILLS TO:
same

MAP & PARCEL NUMBERS:
PO: 133.02-109.00

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Carol J. Tenpenny and husband, James M. Tenpenny, Sr.

by these presents do remise, release and QUITCLAIM unto

Billy J. Johnson and Nancy G. Johnson, Husband and Wife

all of our right, title and interest in a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot 17 on the plan of W. G. Thuss Subdivision of record in Book 547, Page 7, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to James M. Tenpenny, Sr. and wife, Carol J. Tenpenny, by Installment Deed from Benjamin A. Gower, Jr. and wife, Virginia Gower, dated 12/8/94 and filed for record 12/19/94 in Book 9550. page 41, Register's Office for Davidson County, Tennessee.

Included but EXPRESSLY EXCLUDED from the above described property is the conveyance of record in Book 4425, page 53, Register's Office for Davidson County, Tennessee.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED.
NO NEW SURVEY WAS PERFORMED.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters on the Plan of Record in Plat Book 16, page 311, as Amended in Book 846, page 518, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

unimproved (X)
This is improved ( ) property, known as: **310 Antioch Pike**
Nashville, TN 37211

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of March, **2006.**

Carol J Tenpenny
Carol J. Tenpenny

James M. Tenpenny Sr. POA
James M. Tenpenny, Sr.

Carol J. TEnpenny, executes this instrument as Attorney-In-Fact on behalf of James M. Tenpenny, Sr., as pursuant to the Power of Attorney being recorded simultaneously herewith in the REgister's Office of Davidson County, Tennessee.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Andrew M. Daniels and wife, Tabitha F. Daniels and Julia L. Alexander** * the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

* Carol J. Tenpenny

Witness my hand and official seal at Madison, **Tennessee.**

This 29th day of March, **2006.**

T. GARRISON
Notary Public

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

My Commission Expires: 03-03-2010

State of Tennessee
County of Davidson

On this 29th day of March, 2006, before me personally appeared (Carol J. Tenpenny), to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James M. Tenpenny, Sr., and who acknowledged that sheexecuted the same as the free act and deed of James M. Tenpenny, Sr.

T. GARRISON
Notary Public

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY