Davidson County DEEDQC
Recvd: 09/22/06 09:03 3 pgs
Fees:17.00 Taxes:0.00
20060922-0117543

*This Instrument Prepared WITHOUT TITLE SEARCH, From Information Provided by the Parties, By:*

***JOHN T. GWIN, ATTORNEY AT LAW***
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

***ADDRESS NEW OWNER***:
John A. Wilson
1913 Upland Drive
Nashville, Tennessee 37216

***SEND TAX BILLS***:
*To New Owners*

***MORTGAGEE:***

_____
_____
_____

***MAP AND PARCEL***:

72-12-275

# *QUITCLAIM DEED*

FOR AND IN CONSIDERATION of the love and affection which I have for my spouse, the hereinafter named Grantee, and for other good and valuable considerations, the receipt of which is hereby acknowledged; and for the express purpose of creating a tenancy by the entireties between my spouse and myself in the below described property, it being my intent to convert my entire interest in such property into an estate by the entireties between myself and the Grantee, my spouse, all in accordance with ***Tennessee Code Annotated* §66-1-109**;

Thus I, ***Carolyn J. Walling, now Wilson***, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto ***John A. Wilson***, hereinafter called the Grantee, his heirs and assigns, an interest as tenant by the entireties with me as to all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Burchwood Gardens, Section Two, of record in Book 2900, page 66, Register's Office for said County.
>
> Said Lot No. 157 fronts 84 feet on the northerly side of Upland Drive and extends back 150 feet on the westerly line and 153.2 feet on the easterly line to dead line in the rear, measuring 74.94 feet thereon.

Being the same property conveyed to James H. Walling and wife, Carolyn J. Walling by deed from Ruthelia Lott Buchi, Executrix of the Estate of Ruth Moore Malmgren, dated October 5, 1979, as of record in Book 5511, page 197, Register's Office for Davidson County, Tennessee. The said James H. Walling has since died, leaving Grantor the sole surviving tenant by the entireties. Grantor has since remarried, and is now Carolyn J. Wilson.

This is improved property known as 1913 Upland Drive, Nashville, Tennessee 37216.

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

This instrument was prepared without title search or title abstract, none having been requested, from documents and information provided by the Grantor, the Grantee, or both. The preparer makes no warranty, and assumes no liability, for any possible facts, conditions or other information which might be revealed by a title examination.

Witness my hand this the 11 day of August, 2006.

*Carolyn J. Walling, now Wilson*

*STATE OF TENNESSEE)*
*COUNTY OF WILSON)*

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Carolyn J. Walling, now Wilson***, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 11th day of August, 2006.

Patricia M. Gwin

**NOTARY PUBLIC**

My Commission Expires: November 23, 2008

*STATE OF TENNESSEE)*
*COUNTY OF WILSON)*

The actual value or consideration, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me
this 11th day of August, 2006.

Patricia M. Gwin

**NOTARY PUBLIC**

My Commission Expires: November 23, 2008

BK/PG:1199/941-943

06308168

| | |
|---|---|
| 3 PGS : AL - QUITCLAIM DEED | |
| JEWEL BATCH: 93775 | |
| 08/21/2006 - 08:00 AM | |
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 15.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 17.00 |

STATE of TENNESSEE, WILSON COUNTY

JOHN B SPICKARD

REGISTER OF DEEDS