Davidson County DEEDQC
Recvd: 03/09/07 10:58 1 pgs
Fees:12.00 Taxes:0.00

20070309-0029327

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 00.00
Troy S. Scoggin
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Mar 20 07
Deputy Register

Instrument Prepared By:
Troy Stephen Scoggin
PO Box 324
Virginia Beach, VA. 23458

Address New Owner as Follows:
Troy S. Scoggin
PO Box 324
Virginia Beach, VA. 23458

Send Tax Bill To:
Same

Map – Parcel:
091-14-0 215.00

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, heirs ~~Victoria Holden~~, ~~Hucy Holden~~, and Diane Osborne do hereby quitclaim and convey their interest unto Troy Stephen Scoggin the following described parcel of land in Davidson County, Tennessee:

Being Lot No. 15 on the Map of C.C. Vernon Farm, as of record in Book 161, page 164, Register's Office for Davidson County, Tennessee.

Being the southerly 50 feet of an unnumbered Lot and the easterly part of the North 12 feet of Lot No. 6 on the Plan of W.A. Hinton's Subdivision of Lots 15 and 22 in a Subdivision of the Vernon Farm, as of record in Book 332, page 113, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of a 12 foot ally, 50 feet north of the northerly line of Lot No. 6 above referred to, said point being opposite the easterly corner of Lots No. 4 and 5 on said Plan; thence with the margin of said Alley, southerly 50 feet to the northerly line of Lot 6; thence continuing in the same direction southerly 12 feet to a point; thence easterly 160 ½ feet to a point in the center of Richland Creek; thence with the same northwardly 62 feet to a point; thence west 160 ½ feet to the point of beginning.

Being the same property conveyed to Grantors by Affidavit of Heir ship in Control No. 2099-9800 Register's Office for Davidson County, Tennessee. S.O.T. 20070309 00 29326

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

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 27 day of February, 2007

Diane Osborne
Diane Osborne

STATE OF GEORGIA
COUNTY OF Coweta

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, Diane Osborne, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 27 day of February, 2007

Notary Public

ANGIE SATTERFIELD
Notary Public, Coweta County, Georgia
My Commission Expires Dec. 22, 2010