20B

Davidson County DEEDQC
Recvd: 03/14/07 11:20 2 pgs
Fees:12.00 Taxes:0.00
20070314-0031130

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lily Hugar and John Hugar 3182 Robwood Drive Nashville, TN 37207	**SAME AS NEW OWNER**	**Map: 50-15 Parcel: 188**

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Prepared from Information furnished by The Grantees/Grantors herein, NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY HAS BEEN MADE TO DETERMINE THE STATE OF OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
----THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

Lily Hugar
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 2007.

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Doris Coley
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/21/09

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged I, **MELISSA M. HUGAR, UNMARRIED**, by these presents do hereby quitclaim my interest unto **LILY HUGAR, UNMARRIED AND JOHN HUGAR, married, as Joint Tenants with right of survivorship,** their successors and assigns, all her right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 451 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee.

SAID Lot No. 451 fronts 80.0 feet on the East side of Robwood Drive, and extends back between lines 156.8 feet on the North line and 159.3 feet on the South line to a dead line in the rear, measuring 80.0 feet.

Being the same property conveyed to Charles J. Hugar and wife, Melissa M. Hugar by Warranty Deed dated May 3, 1963, from Gaines Home Building Corporation, of record in Book 3536, Page 347, Register's Office for Davidson County, Tennessee. The said Charles J. Hugar having since died on January 4, 1988 in Davidson County, Tennessee.

This is improved property known as: 3182 Robwood Drive, Nashville, TN 37207

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

Witness my hand this the 9th day of **March, 2007.**

Melissa M. Hugar
MELISSA M. HUGAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of **March, 2007**, before me personally appeared

MELISSA M. HUGAR, UNMARRIED

to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed. Witness my hand and official seal at Goodlettsville, Tennessee.

Doris Coley
Notary Public

My Commission Expires: 9/21/09

(SEAL)

