Davidson County DEEDQC
Recvd: 03/26/07 14:55 2 pgs
Fees:12.00 Taxes:0.00

20070326-0036257

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ -0- .

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st
DAY OF March 2007

NOTARY PUBLIC

My Commission expires: May 24, 2007

MISTY M. SOHRABI
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:

Capital Title & Escrow, LLC 6213 Charlotte Pike, Ste. 200, Nashville, TN 37209

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ronald D. Runyeon and wife, Linda Sue Simmons	NE W OWNER	091-07-0-105.00
(NAME)	(NAME)	
1116 A Dog Creek Road		
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

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

Richard Powell, Jr. and Anna Wilson, husband and wife

by these presents do remise, release and QUITCLAIM unto

Ronald D. Runyeon and wife, Linda Sue Simmons

all of his 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 the northerly 75 feet of Lot No. 19 of Block 20 on the Map of Cherokee Park as of record in Book 161, page 75, Register's Office for said County.

Said part of Lot No. 19 fronts 75 feet on the easterly side of 62nd Avenue North, formerly 21st Street, and runs back between parallel lines along the south margin of an alley, 50 feet to the west line of Lot No. 17.

Being the same property conveyed to RICHARD POWELL, JR. AND ANNA WILSON, HUSBAND AND WIFE by deed from DARYL SHAWN MARTIN AND HOLLY ANN MARTIN, HUSBAND AND WIFE of record as Instrument No. 20060131-0011612, dated January 20, 2006, said Register's Office.

This is unimproved ( ) improved (X) property, known as

1504 62nd Avenue	Nashville	TN	37209
(House Number) (Street)	(City)	(State)	(Zip)

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 21st day of March, 2007.

Richard Powell Jr. by

Richard Powell, Jr. by Shawn Martin, Attorney-In-Fact

Anna Wilson

State of Tennessee

County of Davidson

On this 21st day of March 2007, before me personally appeared Shawn Martin, 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 Richard B. Powell, Jr., and who acknowledged that he/she executed the same as the free act and deed of Richard B. Powell, Jr.

My commission expires: _____

Notary Public

MISTY M. SOHRABI
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

State of Tennessee,
County of Davidson

On this 21st day of March, 2007, before me personally appeared Anna Wilson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My commission expires: _____

Notary Public

MISTY M. SOHRABI
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007