Davidson County DEEDQC
Recvd: 06/22/07 08:49 2 pgs
Fees:12.00 Taxes:0.00

20070622-0074534

Instrument Prepared by:
Kim Glassman, Attorney
223 8th Avenue, North
Suite 402
Nashville, TN 37203

NAME and ADDRESS OF NEW OWNER:	SEND PROPERTY TAX STATEMENTS TO:	MAP and PARCEL NO:
Gregory Lynn Gipson 1440 Sedwick Road Durham, NC 27713	**SAME**	**Map 69-11** **Parcel 73**

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of one dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Gwendolyn La June Gipson, unmarried, by these presents do hereby quitclaim and convey unto her son, Gregory Lynn Gipson, her 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. 3 on the plan of Resubdivision of part of Tract 4, H.W. Brown Farm, of record in Book 4300, page 94, Register's Office for said County.

Said Lot No. 3 fronts a total of 145.29 feet on the northeasterly cul-de-sac of Emerald Court and extends back 258.22 feet on the northwesterly line and 342.79 feet on the southeasterly line to a line in the rear, measuring 124.5 feet thereon.

Being the same property conveyed to Gwendolyn La June Gipson, by Quitclaim Deed from Theophilus Gipson, an unmarried man, of record in Book 9154, page 651, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to all easements, set backs, restrictive covenants and other encumbrances listed in the Master Deed in Book 4448, Page 190, Register's Office for Davidson County, Tennessee.

This is improved property known as 508 Emerald Court, Nashville, TN 37218

Grantor covenants that she is lawfully seized and possessed of said tract or parcel of real property, have full power and lawful authority to sell and convey it, and that the title to same.

All words and phrases contained in this instrument including any attachments are to be construed in singular, plural, masculine, feminine or neuter according to the contents which they appear.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM THE INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration of value whichever is greater, for this transfer is $1.00.
Submitted and sworn to before me, this the 20 day of June, 2007.

DARLENE KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Gwendolyn Gipson
Affiant

Notary Public

My commission expires: Commission Expires March 20th 2010 (Affix Seal)

Witness my hand this 20th day of June, 2007.

Gwendolyn Gipson
Grantor

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Darlene Keith Gwendolyn Gipson, a Notary Public in and for said County and State, Gwendolyn Gipson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 20th day of June, 2007.

Darlene Keith
Notary Public

Commission Expires
March 20th 2010

My Commission Expires: _____

DARLENE KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY