Davidson County DEEDQC
Recvd: 09/10/07 15:20 3 pg:
Fees:18.00 Taxes:107.30

20070910-0108600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 12000.00.

James D. Davis
Affiant

Subscribed and sworn to before me this 29 day of August 2007.

Gloria K Ford
Notary Public

My Commission expires: 11-24-07

GLORIA K. FORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

This instrument was prepared by:

Beam & Rogers, PLLC
1332 Eighth Avenue North
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Bobby R. Davis **110 Pine Street** **Centerville, Tennessee 37033**	**Bobby R. Davis** **110 Pine Street** **Centerville, Tennessee 37033**	**05303007800**

QUIT CLAIM DEED

WHEREAS, Jesse E. Davis and wife, Grace S. Davis, are the current owners of record of the property described below (the "Property");

WHEREAS, Jesse E. Davis died on or about September 23, 1988, and the Property passed to his wife, Grace S. Davis, by operation of law;

WHEREAS, Grace S. Davis died on August 24, 2003 and the Property passed to her children, Bobby R. Davis and James D. Davis, by operation of law.

WHEREAS, James D. Davis, as a child and surviving heir of Grace S. Davis, and has signed an affidavit attesting to his being a child and surviving heir, said affidavit being attached as Exhibit "A" to this quitclaim deed;

WHEREAS, the undersigned, James D. Davis desires to assign and quitclaim his interest in the Property to Bobby R. Davis.

KNOW ALL MEN BY THESE PRESENTS that James D. Davis, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Bobby R. Davis, his heirs, successors and assigns, his entire right title and undivided one-half (½) interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> BEING Lot No. 277, Section C-1, Village of Old Hickory, as shown on plan of Section C-1 and Part of Section C recorded December 20, 1949, in Book 1424, Page 130, in the Register's Office for Davidson County, Tenenssee; located on the northeast corner of the intersection of Bryan and Fifteenth Streets; containing 0.08 acres, more or less.

SUBJECT to and/or reserving one (1) permanent easement 2.5 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property to be conveyed for serving easement, all as shown on sale recorded here, which is made a part of this description by reference thereto.

BEING the same land conveyed to Jesse E. Davis (deceased) and wife, Grace S. Davis (deceased), from E. I duPont de Numours and Company, by Deed dated October 9, 1950, of record in Deed Book 1914, Page 64, in the Register's Office for Davidson County, Tennessee

THIS is improved property known as: 1415 Bryan Street, Old Hickory, Tennessee 37138.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 29 day of August, 2006.07

James D. Davis
JAMES D. DAVIS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James D. Davis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Old Hickory, Tennessee, this 29 day of August, 2006.07

Gloria K Ford
Notary Public

GLORIA K. FORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission expires: 11-24-07

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.

EXHIBIT "A"
AFFIDAVIT OF INHERITANCE

I, the undersigned, of Old Hickory, being first duly sworn, depose and say:

(1) I am an adult and resident of Old Hickory, Davidson County, Tennessee.

(2) My father, Jesse E. Davis, died on September 23, 1988.

(3) My mother, Grace S. Davis, died on August 24, 2003.

(4) At the time of her death my mother was the owner of the real property located in the attached quitclaim deed. The undersigned, being a child and surviving heir of the deceased, received a one-half (½) undivided interest in said property by operation of law.

(5) The actual consideration paid for this transfer is, ~~[redacted]~~ Twenty Nine Thousand and No/100 Dollars ~~[redacted]~~ $29,000.00

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite her name.

8/29/07
Date

James D. Davis
James D. Davis

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James D. Davis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Old Hickory, Tennessee, this 29 day of August, ~~2008~~ 2007.

Gloria K Ford
Notary Public

My Commission expires: 11-24-07

GLORIA K. FORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN