Davidson County DEEDQC
Recvd: 10/19/07 10:51 2 pgs
Fees:12.00 Taxes:0.00
20071019-0124071

THIS INSTRUMENT PREPARDED BY: KSM
U.S. TITLE CORPORATION
8880 CEDAR SPRINGS LANE
SUITE 106
KNOXVILLE, TENNESSEE 37923

Quit Claim Deed

THIS INDENTURE made this 2nd day of October, 2007, by and Between, **Peter G. Dudley, married** of Davidson County, Tennessee, hereinafter Parties of the First Part,

and

Peter G. Dudley and Laura R. Galovits, husband and wife, hereinafter Party of the Second Part,

W I T N E S S E T H:

That the said Party of the First Part, for the love and affection for my wife and in consideration of the sum of One ($1.00) Dollar, and other good and valuable considerations not herein recited, in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has granted, bargained, sold and onveyed, and does hereby grant, bargain, sell, convey and forever warrant unto the said Party of the Second Part, **as tenants by the entirety** all of his/her/their rights, title and interest in and to the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 39 ON THE MAP OF WALDKIRCH'S SUBDIVISION OF LOTS 8&9 IN W.L.B LAWRENCE PLAN OF RECORD IN BOOK 421, PAGE 90, SAID REGISTER'S OFFICE

SAID LOT 39 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF BRADFORD AVENUE, (FORMERLY CAROLINE AVENUE) AND EXTENDS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY IN THE REAR

THE ABOVE DESCRIPTION IS THE SAME AS FOUND IN PRIOR DEED OF RECORD AS A BOUNDARY LINE SURVEY WAS NOT DONE AT THIS TIME

BEING THE SAME PROPERTY CONVEYED TO PETER G. DUDLEY FROM GEORGE A. HOWARD, UNMARRIED BY DEED DATED FEBRUARY 29, 2000 AND RECORDED MARCH 1, 2000 INSTRUMENT NUMBER 200003010020223, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND OTHER CONDITIONS SHOWN OF RECORD ON MAP 421, PAGE 90 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

With the hereditaments and appurtenances thereto appertaining, and all covenants and warranties running in favor of the First Party relating to the property; The same unto the Second Party, its successors and/or assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed, and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2007, which shall be paid as of the date of closing and which Second Party assumes and agrees to pay.

And that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

The designation of the parties to this instrument in either the plural or singular shall be applied to, and mean, either number or wherever a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder set their hands and seals the day and year first above written.

Peter G. Dudley

MARGARET A. DONOVAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Notary Public:
My Commission Expires July 24 2010

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state aforesaid **Peter G. Dudley,** personally appeared, with whom I am personally acquainted, (or proved to be such person on the basis of satisfactory evidence) described in and who executed the foregoing instrument and acknowledged that the execution thereof as a free act and deed for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of October, 2007.

I swear or affirm that the actual consideration or true value for this property transfer, whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 2nd day of October, 2007.

Notary Public
My commission expires: July 24 2010

Record Owner & Responsible Taxpayer:
Peter G. Dudley & Laura R. Galovits
911 Bradford Avenue
Nashville, TN 37923
Tax ID # 105-13-0-335.00

MARGARET A. DONOVAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010