Davidson County DEEDQC
Recvd: 04/24/08 12:21 2 pgs
Fees:12.00 Taxes:0.00
20080424-0041998

PREPARED BY:

LAW OFFICES OF MICHAEL M. CASTELLARIN
95 WHITE BRIDGE ROAD, SUITE 509, CAVALIER BUILDING
NASHVILLE, TN 37205-1427
(615) 356-8130 - (615) 356-8138 (fax)

QUITCLAIM DEED

Address of New Owner(s)
Ellen Wood Wells
4030 Manning Hollow Road
Pegram, TN 37143

Send Tax Bills To:
Same

Map and Parcel Numbers
Map 112-0
Parcel 63.00

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, by these presents I, Stephen R. Wells, do hereby quitclaim and convey unto Ellen Wood Wells, her successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being on the westerly side of the Smith & Travis Road, and being a portion of a 36 acre tract of record in Book 2069, Page 596, in the Register's Office of Davidson County, Tennessee.

Beginning at a point in the center of the Smith & Travis Road, the north corner of Mrs. Miller's lot stake in line on westerly margin of said road; thence with Smith & Travis Road and D.L. Smith's line as follows: North 69 degrees 30 minutes West 138 feet; north 62 degrees West 73 feet; north 45 degrees West 66 feet to a point in the road stake in line on westerly margin of road;, same being Clarence Robert's south easterly corner, thence with his line, South 51 degrees West 373 feet to a stake with a black locust pointer in George Parsley's line; thence with his line as follows: South 68 degrees East 276 feet to a stake with black oak pointer; South 35 degrees East 11.50 feet to a small white oak, Mrs. Miller's northwesterly corner, thence with the line, North 51 degrees East 356 feet to the point of beginning containing 2.25 acres, begin the same more or less.

Being the same property conveyed to Stephen R. Wells and wife Ellen Wood Wells by Warranty Deed from Angelia N. Duncan, dated April 3, 2000, and of record at instrument number 200004040033941, in the Register's Office of Davidson County, Tennessee.

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including the equitable and statutory rights of redemption.

IN WITNESS WHEREOF, I have hereunto set my hands on this the 22nd day of ~~March~~ April, 2008.

STEPHEN R. WELLS, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, MICHAEL M. CASTELLARIN, a Notary Public in and for said County and State, the within named, Stephen R. Wells, the Bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22 day of April, 2008.

Notary Public

My Commission Expires: 7-25-09

MICHAEL M. CASTELLARIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE) The actual consideration or value whichever is greater for this transfer is $_____.
COUNTY OF DAVIDSON)

Affiant

Sworn to and subscribed before me, this the 22 day of April, 2008.

Notary Public

My Commission Expires: 7-25-09

MICHAEL M. CASTELLARIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON