Davidson County DEEDQC
Recvd: 10/29/08 12:43 2 pgs
Fees:12.00 Taxes:0.00
20081029-0107896

STATE OF TN)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0- .

Sarah M. Brown
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st DAY OF **October, 2008**.

Garrison
NOTARY PUBLIC

My Commission expires: _____

THIS INSTRUMENT PREPARED BY:
Creative Title and Escrow, LLC
1994 Gallatin Road N, Ste 202
Madison, TN 37115

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sarah R. Ursery **1249 Shawnee Drive** **Madison, TN 37115**	**same**	**52.12 – 108.00**

Quitclaim Deed

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

Sarah R. Ursery, unmarried, and William P. Ursery, unmarried, and Mattie Thomas, unmarried,

by these presents do remise, release and QUITCLAIM unto

Sarah R. Ursery, unmarried, and William P. Ursery, unmarried,

all of our right, title and interest in a certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows, to wit:

A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 73 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, page 114, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SARAH R. URSERY, UNMARRIED AND WILLIAM P. URSERY, UNMARRIED AND EVA MAI RAULS, UNMARRIED, by Warranty Deed from HOWARD WAYNE ALLEN AND BARBARA A. ALLEN, filed for record MARCH 5, 1998 in Book 10823, page 872, Register's Office for DAVIDSON County, Tennessee.

***The said Eva Mai Rauls, unmarried, having since died intestate on July 17, 2008. Eva Mai Rauls had no blood children living or deceased. Eva Mai Rauls, was preceded in death by her parents, Vester Oldham and Bertha Oldham. Vester Oldham died on October 08, 1993 and Bertha Oldham, died on March 3, 1990. Eva Mai Rauls was preceded in death by five brothers: Ben Oldham, Harry Oldham, Edgar Oldham, Vester Oldham, Jr., and Earl Oldham; and is survived by two siblings, her sisters: Sarah R. Ursery, unmarried, and Mattie Thomas, unmarried, thus vesting property to Sarah R. Ursery, unmarried, and William P. Ursery, unmarried, and any remaining heirs-at-law of Eva Mai Rauls.

*** This information was provided by the parties. **Description was copied from previous deed. No new survey was performed.**

It is the intent of this document to convey the interest of Mattie Thomas, as an heir of Eva Mai Rauls, to Sarah R. Ursery and William P. Ursery.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2009 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

All matters on the Plan of Record in Plat Book 3700, page 114, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 4047, page 877, said Register's Office.

This is unimproved ( ) improved (X) property, known as: **1249 Shawnee Road Madison, TN 37115**

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 **October, 2008.**

William P. Ursery

William P. Ursery

Mattie Thomas

Mattie Thomas

Sarah R Ursery

Sarah R. Ursery

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mattie Thomas, and Sarah R. Ursery**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 21st day of **October, 2008.**

Notary Public

Notary Seal present, but could not be reproduced.

My Commission Expires:

Bill Garrett

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **William P. Ursery,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that this document was read to **William P. Ursery** in its entirety and that **William P. Ursery** made his/her mark thereto for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 21st day of **October, 2008.**

Notary Public

My Commission Expires

Notary Seal present, but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds