New owner:
Send Tax Bills to:
Frank T. Battista
1008 17th Avenue South
Nashville, TN 37212

Mail

This Instrument Prepared By:
F. Thomas Giambattista
Attorney at Law (016108)
1008 17th Avenue South
Nashville, TN 37212

MAP: 104-4-133
PARCEL: 10W05710

BOOK 10005 PG 278

FROM: F. Thomas Giambattista

TO: Frank T. Battista, Julie A. Battista Knight, and Maria Battista Kerle, as equal tenants in common.

**QUIT-CLAIM DEED**

STATE OF TENNESSEE )
) ss.
COUNTY OF DAVIDSON )

THIS QUIT-CLAIM DEED made this 1st day of January, 1996, by and between F. THOMAS GIAMBATTISTA, hereinafter referred to as Grantor, his hers, successors, representatives and assigns, and FRANK T. BATTISTA, JULIE A. BATTISTA KNIGHT, and MARIA BATTISTA KERLE, equal tenants in common, hereinafter referred to as Grantees, their heirs, successors, representatives and assigns,

WITNESSETH

THAT the Grantor, for and in consideration of the sum of TEN Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations and mutual promises made by and between the Grantor and the Grantees, has, and by these presents does, grant, bargain, transfer, sell and convey unto the Grantees in fee simple as equal tenants in common all of his right, title and interest in and to that certain parcel of real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Margaret R. Shield's Subdivision of Lots Nos. 5 and 6 of O.B. Hayes' Plan, of record in Book 57, page 33, Register's Office for said County, as follows:
>
> Said Lot No. 17 fronts 50 feet on the easterly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines 162-1/2 feet to an alley.
>
> Being the same property conveyed to Frank T. Battista by deed from Mickey Gilley Interests, Inc., dated January 14, 1993 of record in book 8854, page 882, Register's Office, Davidson county, Tennessee, and then the same property partially conveyed to F. Thomas Giambattista, Julie A. Battista, and Maria Battista Kerle by quit-claim deed from Frank T. Battista, dated November 9, 1993, of record in Book 9146, page 35, Register's Office, Davidson county, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property known as 1008 17th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the aforesaid parcel of real estate and all privileges and appurtenances thereto belonging to the Grantees in fee simple as equal tenants in common; the Grantor making no warranty, express or implied, as to title to the property hereinabove described.

BOOK 10005 PG 279

IN WITNESS WHEREOF, the Grantor has hereunto set his hand this day and date first above written.

F. Thomas Giambattista

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named F. Thomas Giambattista, the bargainor herein, with whom I am personally acquainted, and who acknowledged before me that he executed the foregoing Quit-Claim Deed for the purposes therein contained.

witness my hand and official seal at office in Nashville, Tennessee, this the 17 day of January, 1996.

NOTARY PUBLIC

My Commission Expires MAY 25, 1996

Commission expires:_____

0167992
IDENTIF. ↑ REFERENCE

96 APR 4 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Affiant, F. Thomas Giambattista, hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

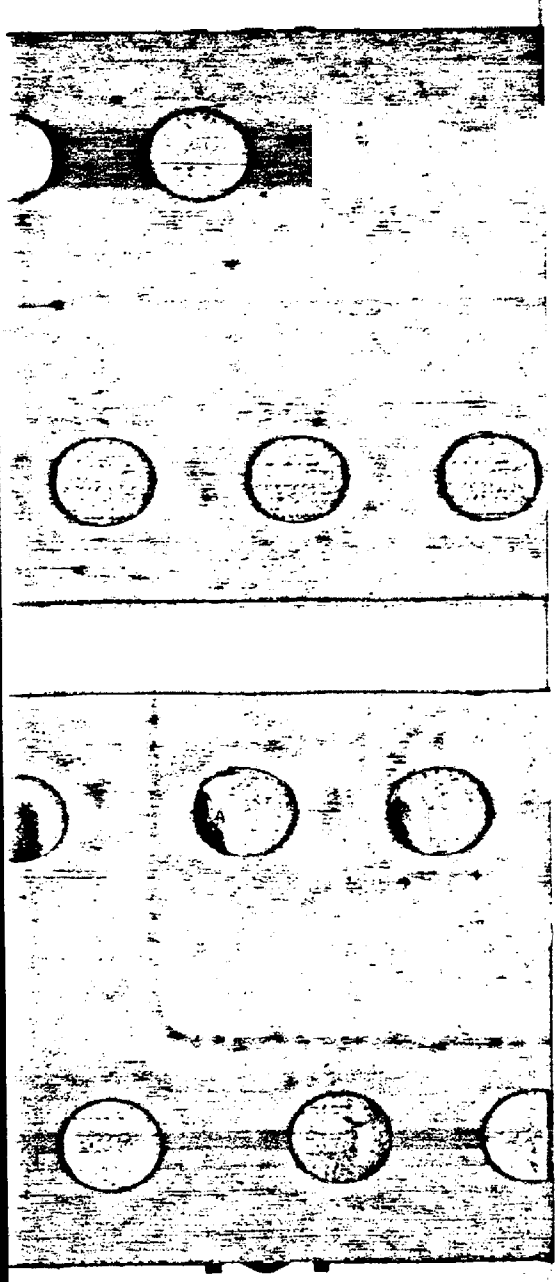
Subscribed and sworn to before me this the 17 day of January, 1996.

NOTARY PUBLIC

My Commission Expires MAY 25, 1996

Commission expires:_____

6871 04/04 0101 03CHECK 101.50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 10005 PG 280

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 25000.00 |
| | | | CON TX | 92.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 101.50 |
| | | | CHECK | 101.50 |
| 04/04/96 | 01 | 13:22 | 0001 | 6871 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0167992
IDENTIF. ↑ REFERENCE

96 APR -4 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1024862