BOOK 10326 PG 438

This instrument prepared by: Brian O. Bowhan, Attorney
3221 Nolensville Road
Nashville, TN 37211

New owner's address:
Peggy Joyce Dickerson
114 Elberta Street
Nashville, TN 37210

Send tax bills to:
Same

Map-parcel numbers:
Map 119-05-234
6DA-14598

QUITCLAIM DEED

KNOW ALL MEN by these presents that I, WILLIAM EDWARD PARKS, for and consideration of the sum of ten and 00/100 dollars (10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do transfer, convey, and quitclaim unto PEGGY JOYCE DICKERSON, all of my right, title, and interest in a certain parcel of real estate lying in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the south part of Lot No. 186 on the Map of Subdivision of Lot Nos. 3 and 4 and parts of Lots 5 and 6 Cumberland Nurseries Plan, a plan of which is of record in Book 332, page 148, said Register's Office, to which special reference is hereby made, and more particularly described as follows:

BEGINNING at the northeast corner of Foster Avenue and Elberta Street; thence eastwardly along the northerly margin of Elberta Street a distance of 118 feet to a point; called the point of origin; thence along the northerly margin of Elberta Street in an easterly direction a distance of 100 feet to a point; thence in a northerly direction along the westerly line of John Uhlian's lot a distance of 79 feet to a point; thence in a westerly direction a distance of 60 feet to a point; thence in a southerly direction a distance of 22 feet and ten inches to a point; thence westwardly a distance of 38 feet to a point; thence southerly a distance of 56 feet to the point of origin.

BEING the same property conveyed to Peggy J. Dickerson (AKA Peggy Joyce Parks, by deed from Mary Etta (Staggs) Hoffman as of record in Book 8435, Page 92, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all restrictions, easements and plats of record in the Register's Office for said County.

This is improved property known as 114 Elberta Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all gender.

Witness my hand this 15th day of January, 1997.

William Edward Parks
William Edward Parks

The actual consideration of value, whichever is greater, for this transfer is $ -0-.

ACKNOWLEDGMENT

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, MARILYN A. BYRD, a Notary Public in and for said County and State, William Edward Parks, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 1997.

Marilyn A. Byrd
Notary Public

My commission expires: 7-26-97.

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF Davidson)

This transfer is in implementation of a property settlement agreement between divorcing parties. The actual consideration of value for this transfer is $ -0-.

William Edward Parks
William Edward Parks

Subscribed and sworn to before me this 15th day of January, 1997.

Marilyn A. Byrd
Notary Public

My commission expires: 7-26-97.

Information provided by the parties. Preparer makes no warranty as to encumbrances, liens, or restrictions against the herein described property.

QUITPARKER.24D

97 JAN 22 PM 3:02
DAVIDSON COUNTY, TN.

0266124
IDENTIF. & REFERENCE

6910 01/22 0101 CHECK 8.00