BOOK 10770 PG 659

578706

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
James Terry Bates and wife, Kathy Askew Bates 1203 Graybar Lane Nashville, TN 37215	Same	104-8-159

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, FRANCES ANN FORD, a widow, by these presents does hereby quitclaim and convey unto JAMES TERRY BATES and wife, KATHY ASKEW BATES, their heirs, successors and assigns, all her right, title and interest in and to the following-described property:

Land in the First Civil District of Davidson County, Tennessee being more particularly described as follows: Commencing at the point of intersection of the southerly right-of-way line of Wedgewood Avenue and the westerly right-of-way line of 19th Avenue, South, thence from said point of beginning in a southerly direction with the western right-of-way line of 19th Avenue, South 9° 15' 24" West 54.55 feet to a point in the westerly right-of-way line of 19th Avenue South being the northeasterly corner of the property owned by Dell/Dane II, L.L.C. of record in Deed Book 9655, page 560 RODCT, thence North 82° 06' 28" West 158.97 feet to a point in an alley at the northwesterly corner of said Dell/Dane II, L.L.C. property, thence North 13° 38' 34" East 54.44 feet to a point in the southerly right-of-way of Wedgewood Avenue, being the northwesterly corner of the herein described tract, thence South 82° 14' 39" East 154.82 feet to the point of beginning, and containing 8,527 square feet or 0.20 acres more or less.

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Being a portion of the property conveyed to Charles M. Ford, Jr. by deed of record in Book 2693, page 638, Register's Office for said County, the said Charles M. Ford, Jr. having since conveyed an interest as tenant by the entireties to Frances Ann Ford by deed of record in Book 4128, page 357, Register's Office for said County, and the said Charles M. Ford, Jr. having since died.

The source of this description is a Boundary and Topographic Survey of 1705 19th Avenue South dated January 26, 1998 prepared by William C. Cockrell, Registered Land Surveyor No. 1401, whose address is Crawford Land Surveyors, P.C., 1929 21st Avenue South, Nashville, Tennessee 37212.

This is improved (X) unimproved ( ) property known as:

1705 19th Avenue South
Nashville, TN 37203

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 27th day of January, 1998.

Frances Ann Ford
FRANCES ANN FORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, FRANCES ANN FORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of January, 1998.

Notary Public

My Commission Expires: July 25, 1998

MICHAEL S. PEEK NOTARY PUBLIC AT LARGE

98 JAN 27 PM 3:05
6430 01/27 0101 03CHECK 12.00
IDENTIF. & REFERENCE
015941 83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $1.00.

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Affiant

Subscribed and sworn to before me this 27 day of January, 1998.

Notary Public

My Commission Expires: July 25, 1998

MICHAEL S. PEEK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE