**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration for this transfer is $40,000.00.

Russell B. Johns
Russell Johns

Subscribed and sworn to before me on this 17th day of March, 1998.

NOTARY PUBLIC
My commission expires: My Commission Expires NOV. 27, 1999

**This instrument was prepared by:**

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 100
Madison, Tennessee 37115

| Address New Owner: | Send Tax Bills To: | Map-Parcel #: |
|---|---|---|
| Russell Johns<br>10352 Bekka Bell Circle<br>Bon Aqua, Tennessee 37025 | Same | 61-11-156 |

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **WILLIAM JOSEPH EVANS, JR.**, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release an forever quitclaim unto **RUSSELL JOHNS**, his heirs, successors, and assigns, his entire right, title, and interest in and to a certain parcel of land in Davidson County, described as follows:

LAND in Davidson County, Tennessee, being the westerly 60 feet of Lot No. 23 on the Plan of George Burrus Subdivision of Lot No. 81 of the Maplewood Home Tract, of record in Book 421, Page 178, Register's Office for said County.

SAID part of said lot fronts 60 feet on the southerly side of Virginia Avenue and extends back 101.8 feet on the easterly line and 103.5 feet on the westerly line to a dead line in the rear on which it measures 60 feet.

BEING the same property conveyed to William Joseph Evans, Jr. by Deed from Wendel Jones and his wife, Rita Jones, who together owned an undivided one fourth interest in said property, of record in Book 10030, Page 148, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William Joseph Evans, Jr. by Deed from Wayne Jones who owned an undivided one fourth interest in said property, of record in Book 10030, Page 151, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William Joseph Evans, Jr. by Deed from Chester Jones and his wife, Minnie Jones, who together owned an undivided one fourth interest in said property, of record in Book 10030, Page 154, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William Joseph Evans, Jr. by Deed from Anderson Clark and his wife, Frances Clark, who together owned an undivided one fourth interest in said property, of record in Book 10030, Page 157, Register's Office for Davidson County, Tennessee.

This is improved property known as 1022 Virginia Avenue, Nashville, Tennessee 37216.

This transfer is by quitclaim and **WILLIAM JOSEPH EVANS, JR.** makes no warranties about the title. Further, this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 17th day of March, 1998.

WILLIAM JOSEPH EVANS, JR.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **William Joseph Evans, Jr.**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Davidson County, Tennessee, this 17th day of March, 1997.

NOTARY PUBLIC

My commission expires: _____

My Commission Expires NOV. 27, 1999

* * *

041334

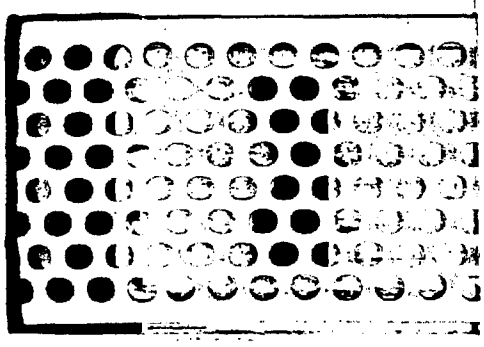
IDENTIF. + REFERENCE

98 MAR 17 PM 4:07

CLERK & MASTER'S REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

7056 03/17 0101 03CHECK 157.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

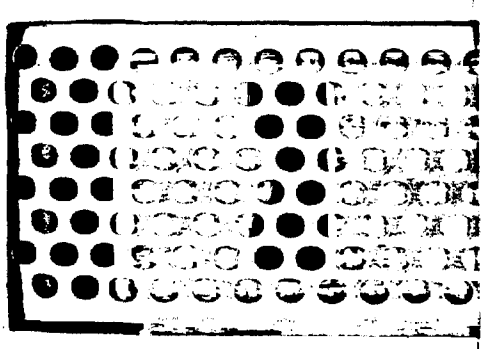
BOOK 10841 PG 914

| | | |
|---|---|---|
| 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 | 40000.00 |
| CON TX | 148.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 157.00 |
| CHECK | 157.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7056



04133411

IDENTIF. ➔ REFERENCE

98 MAR 17 PM 4:07

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1267414