BOOK 10921 PG 616

PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Peggy M. Bates 3127 Boulder Park Drive Nashville, TN 37214 file #98-1-086	Option One Mortgage Corporation d/b/a H&R Block Home Loans Department 7821 Los Angeles, CA 90084-7821

TAX MAP - PARCEL NUMBERS: 096-15-0-043.00 Field Book 03D261592

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, **PEGGY M. BATES** and **LAURA M. GARRETT**, both unmarried bargained and sold, and by these presents do hereby quitclaim, transfer and convey unto **PEGGY M. BATES**, unmarried, her heirs and assigns, all of their right, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

BEING LOT NO. 97 on the Plan of Hickory Bend Subdivision, Section III, as of record in Book 3600, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

BEING THE SAME PROPERTY CONVEYED to Peggy M. Bates and Laura M. Garrett, as joint tenants with right of survivorship, by deed from William T. Bozeman, Trustee, recorded at Book 6132, page 154, Register's Office for Davidson County, Tennessee.

This property commonly known as: **3127 BOULDER PARK DRIVE NASHVILLE, TN 37214**

98 MAY -7 AM 10:20
REGISTER
DAVIDSON COUNTY TN

04351158
IDENTIFICATION REFERENCE

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

4326 05/07 01:01 03CHECK 8-00

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WITNESS OUR HANDS this 24th day of April, 1998.

Peggy M. Bates
PEGGY M. BATES

Laura M. Garrett
LAURA M. GARRETT

◆◆◆◆◆◆◆

STATE OF TENNESSEE

ss:

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, **Laura M. Garrett**, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 24th day of April, 1998.

My commission expires:
11/13/2001

M. Todd Jackson
Notary Public (Seal)

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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STATE OF TENNESSEE

ss:

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, **Peggy M. Bates**, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 24th day of April, 1998.

My commission expires:
3/17/2002

Eve C. Schroeder
Notary Public (Seal)

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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STATE OF TENNESSEE

ss:

COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 24th day of April, 1998.

Eve C. Schroeder
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 24th day of April, 1998.

My commission expires:
11-18-2001

M. Todd Jackson
Notary Public (Seal)

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.