0448096

IDENTIF. # REFERENCE

PICK-UP BOOK 10969 PG 33

This instrument prepared by:
Lee & Lee, Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

98 JUN -9 PM 1:20

REGISTER
DAVIDSON COUNTY, TN.

Send Tax Bill to: Neal Wayne Martin
(TO OWNER) Jimmy Ray Martin
112 Manskee Park Dr.
Hendersonville, TN 37075

Map: 071
Group: 15-0
Parcel: 030.00

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVISE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LEE AND LEE ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lottie L. Martin**, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby convey, remise, release, and forever quitclaim and transfer unto **Jimmy Ray Martin and Neal Wayne Martin**, hereinafter called the Grantee, their heirs and assigns, all right, title and interest of Grantors in and to the following described property, to-wit:

> Being lot No. 54 on the Map of Eastmoreland Place, as of record in Book 161, Page 170, Register's Office for said County. Said lot No. 54 fronts 55 feet on the westerly side of Meridian Street and runs back between parallel lines, with the northerly margin of Lucile Street, 140 feet to an alley.
>
> Being the same property conveyed to Charlie L. Martin and wife, Lottie L. Martin from Henry Richardson and wife, Arnell Richardson of record in Book 2591, Page 339, Register's Office, Davidson County, Tennessee. Charlie L. Martin is deceased leaving Lottie L. Martin as surviving tenant by the entirety.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this the 15 day of Nov, 1997.

Lottie L. Martin
Lottie L. Martin

BOOK 10969 PG 34

STATE OF TENNESSEE]
] ss.
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Lottie L. Martin**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of Nov, 1997.

Curtis W. Hester
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-28-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 10.00.

Lottie L Martin
AFFIANT

Subscribed and sworn to before me this 5th day of Nov, 1997.

Curtis W. Hester
NOTARY PUBLIC

My Commission Expires: 7-28-2001

E154 06/09 0101 01CASH 8.00