BOOK 10990 PG 323

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Tina D. Rosenburg
Affiant

Sworn to and subscribed before me on this 9th day of June, 1998

Helen McCullough
Notary Public

My commission expires: My Commission Expires NOV. 24, 2001

This instrument was prepared by:

Samuel M. Mingledorff
Attorney at Law
3rd Floor, Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 37201

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Tina D. Rosenburg 1416 Norvel Nashville, TN 37216	-SAME-	Map 061-15 Parcel 265

QUITCLAIM DEED

WHEREAS, **THOMAS C. McQUISTON**, ("Grantor") and **TINA D. ROSENBURG**, ("Grantee") jointly owned a certain tract of land in Davidson County, Tennessee described hereinbelow:

> Land near the City of Nashville, Davidson County, Tennessee, Being Lot No. 16 on the Map of Shadowlawn Subdivision, of record in Book 1130, Page 84, Register's Office for said County, and the easterly 29 feet 7 inches front and 50 feet 4 inches rear of Lot No. 44 on the Map of M.N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for said County, described as follows:
>
> According to a copy of a survey by Hal R. Swann, Jr., Surveyor, dated March 20, 1948, said Lot and part of lot adjoin and front together 89 feet 7 inches on the southerly side of Norvel Avenue, and run back between lines, 193.9 feet on the easterly line of said Lot No. 16 and 205 feet on the westerly line of said part of Lot No. 44, to a dead line in the rear measuring 98 feet 4 inches thereon.
>
> Being all the same property conveyed to Thomas C. McQuiston, unmarried and Tina D. Rosenburg, unmarried from Marvin W. Carney and wife, Jessie E. Carney by deed of record in Book 9863, Page 705, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1416 Norvel, Nashville, Tennessee 37216.

NOW, THEREFORE, for and in consideration of the sum of One and no/100 ($1.00) Dollar, cash in hand paid, **THOMAS C. McQUISTON**, the Grantor, does hereby convey, remise, release and forever quitclaim unto **TINA D. ROSENBURG**, the Grantee, her heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described hereinabove.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever I covenant that I am lawfully

seized and possessed of said real estate, have a good right to convey it, and that the same is unencumbered with the exception of a mortgage agreement dated November 15, 1995 in favor of SUNTRUST BANK, NASHVILLE, N.A.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 6 day of March, 19 98.

Thomas C McQuiston
THOMAS C. McQUISTON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **THOMAS C. McQUISTON**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purpose therein contained.

WITNESS my hand and official seal this 6 day of March, 19 98

NOTARY PUBLIC

My Commission Expires: 1-20-02

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PICK-UP

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