**This Instrument Prepared By:**
**WYATT, TARRANT & COMBS**
**313 East Main Street**
**Maple Glen Office Building, Suite One**
**Hendersonville, Tennessee 37075**
**(615) 822-8822**

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| Billy F. Ross<br>6536 Thunderbird Drive<br>Nashville, TN 37209 | SAME | 08DA 25235<br>091-05-007.00 or parts thereof |

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), the marriage of Billy F. Ross to Nell H. Ross, and other good and valuable consideration, receipt of which is hereby acknowledged, **Nell H. Ross** ("Grantor"), does hereby quitclaim and convey unto **Billy F. Ross** ("Grantee"), his successors and assigns, all of Grantor's right, title and interest in and to certain property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of West Nashville Annex, as of record in Book 332, page 11, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of James Avenue opposite the center of Frisco Avenue, being the southeast corner of said Lot No. 9; thence westerly with the center of Frisco Avenue, 110 feet to the corner of Lots Nos. 9 and 10, opposite the center of an alley; thence northerly with the center of said alley, and with the line between said two lots 200 feet to the corner of Lots Nos. 8, 9, 10 and 11; thence with the line between Lots Nos. 8 and 9, easterly 200 feet to the center of 23rd Avenue or Street, North; thence with the center of said Street, southerly 100 feet to the center of James Avenue; thence with the center of said Avenue, southwesterly 150 feet, more or less to the beginning.

Being the property conveyed to Nell H. Ross by Warranty Deed dated August 19, 1992, from Billy F. Ross and Howard Birdwell, and wife, Carolyn Birdwell, by deed of record in Book 8956, page 413, Register's Office, Davidson County, Tennessee.

The above described property has been subdivided into three lots known as Lots 1, 2, and 3 of Ross Square, a plat of which is of record in Book 6050, page 480, Register's Office, Davidson County, Tennessee.

This is improved property known as: 655 James Avenue, 657 James Avenue and 701 23rd Street, Nashville, TN 37209.

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

**THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.**

23rd **IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this day of February, 1998.

Nell H. Ross

**NELL H. ROSS**

BOOK 11366 PG. 310

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

**The actual consideration for this transfer is $-0-.**

Billy F. Ayers

**AFFIANT**

**Subscribed and sworn to before me, this 23rd day of February, 1999.**

Debra B. Owens

**NOTARY PUBLIC**

**My Commission Expires:**
My Commission Expires March 24, 2002

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NELL H. ROSS**, the maker herein named, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Davidson County, Tennessee, this 23rd day of February, 1999.

Debra B. Owens

NOTARY PUBLIC

My Commission Expires:
My Commission Expires March 24, 2002

F:\KCD\ROSSQUITCLAIMDEED.WPD
02/20/99 3:50 PM



0556090
IDENTIF. ▲ REFERENCE
99 MAR -3 PM 4:03
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
1306 03/03 0101 03CHECK 10.00