Maximum Principal Indebtedness
For Recording Tax
Purposes $ 0

Prepared by

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0.00

Marsha Heid
Affiant

Subscribed and sworn to before me, this the 10 day of February, 1999.

My commission expires:

Notary Public

NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE
My Commission Expires June 18, 2002

QUITCLAIM DEED

BOOK 11377 PG. 657

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
1813 MANCHESTER AVE NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 69-16-152

6560 03/10 0101 03CHECK 14.00

KNOW ALL MEN BY THESE PRESENTS THAT, 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,

PENNY EDWARDS AND NICK SEAT

hereinafter called Grantor(s), has bargained and sold, and does hereby convey, release and forever quitclaim unto

PENNY EDWARDS

hereinafter called Grantee(s), their heirs and assigns, all the estate, right, title, interest, lien, equity and claim whatsoever located in DAVIDSON, Tennessee, more particularly described as follows:

See Appendix A

PROPERTY ADDRESS: 1813 MANCHESTER AVE, NASHVILLE, TN

99 MAR 10 AM 11:05

05591559

DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RE[illegible]

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 10 day of Febuary, 1999.

BOOK 11377 PG. 658

Nicky R. Seat

Penny R. Edwards

State of Tennessee

County of DAVIDSON

On this 10 day of Febuary, 1999, before me personally appeared Nick Seat and Penny Edwards to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,

My Commission expires:

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

My Commission Expires
June 18, 2002

Notary Public

QUIT CLAIM DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 45 on the map of Ashton's Subdivision, as of record in Book 421, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 100 feet on the westerly side of Manchester Avenue and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed unto JoAnn Drake, by Deed recorded December 11, 1987, in Book 7424, Page 438, of the Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED