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TEHIE & REFERENCE
APR 28 PM 4:10
GARRETT REGISTER
DAVIDSON COUNTY, TN.

Prepared by:

Monte D. Watkins
Attorney at Law
1510 Parkway Towers
Nashville, TN 37219

BOOK 11452 PG. 229

ADDRESS OF NEW OWNERS:
Oscar Jeffries &
Kimberly M. Jeffries
917 Fairwin Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
SAME

MAP-72.9
PAR-268

15DA-03050

QUITCLAIM DEED

FOR AND CONSIDERATION of love and affection and no monetary consideration, I, Oscar Jeffries, GRANTOR, have this day bargained and sold and by these presents do hereby quitclaim and convey unto Kimberly Michelle Jeffries a one-half interest to the following described tract of land:

> BEING Lot No. 30 on the Plan of Eskridge Subdivision of Part of the W. B. Franklin Property of record in Book 547, page 52, Register's Office for Davidson County, Tennessee, property described according to a survey by John Kohl dated January 12, 1987 as follows:
>
> SAID Lot fronts 60 feet on the northerly side of Fairwin Avenue and runs back between parallel lines 173 feet to a dead line measuring 60 feet thereon.
>
> Being the same property conveyed to Oscar Jeffries by deed from Felton Ward & his wife, Andrea Ward of record in Book 10664, page 15,Register's Office of Davidson County, TN.

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

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 28th day of April, 1999.

Oscar Jeffries

This is improved property known as 917 Fairwin Avenue, Nashville, Tennessee 37216

3553 04/28 0101 03CHECK 10.00

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this the 28th day of April, 1999, before me personally appeared Oscar Jeffries, bargainor with whom I am personally acquainted, or proved me on the basis of satisfactory evidence, and acknowledged that they executed the within instrument for the purposes therein contained.

Monte D. Watkins NOTARY PUBLIC

My Commission Expires: 1-28-2001

MONTE D. WATKINS NOTARY PUBLIC DAVIDSON COUNTY TENN.

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

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $-0- , DOLLARS, which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 1999.

Notary Public

My Commission Expires: 7-28-2001

QCD.OJ