THIS INSTRUMENT PREPARED BY:
LEMEH & ASSOCIATES
2123 Belcourt Avenue
Suite 104
Nashville, TN 37212

BOOK 11547 PAGE 885

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER(S): | SEND TAX BILL TO: | MAP & PARCEL No. |
|---|---|---|
| Ina Marie Maddix<br>815 North 6th Street<br>Nashville, TN 37207 | SAME | 82-8-429 |

mail

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

3635 06/29 0101 03CHECK 10.00

The actual consideration or value whichever is greater, for this transfer is $1.00.

Valerie D. Brown
Affiant

Subscribed to and sworn before me this 1 day of April, 1999.

Notary Public

My Commission Expires: January 25, 2000

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

THIS INDENTURE, made this 1 day of April, 1999, between INA CLAIRE MADDIX-NICHOLS AND JAMES O. NICHOLS ( the "Grantors") and INA MARIE MADDIX (the "Grantee").

WITNESSETH that: Grantors, for the consideration of one dollars, has bargained and sold and hereby remises, conveys and forever quitclaims unto the Grantee, her heirs, representatives, and assigns, all of their right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land being Lot No.4 on the Plan of the Resubdivision of parts of Miller's Addition to Edgefield, as of record in Book 4300, page 180, Register's Office for Davidson County, described as follows:

Beginning at a point in the easterly margin of North Sixth Street, as widened, said point being the common corner of Lots No. 4 and 3; thence with the common line between said two lots, North 83 degrees 03' west 296.2 feet to point in the westerly right of way of L & N Railroad; thence running along same, south 28 degrees 15' west 315.68 feet to a point; thence south 82 degrees 05' east 13.33 feet to a point; thence south 28 degrees 15' west 138.98 feet to a point; thence north 8 degrees 00' east 373.88 feet to a point; thence north 83 degreess 03' west 152.04 feet to a point in the easterly margin of North 6th Street; thence with the same North 7 degrees 53' east 50 feet to the point of beginning.

Being the same property conveyed to Ina Claire Maddix from Cumberland Builders, Inc. by deed dated January 22, 1973, of record in Book 4674 page 882 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ina Marie Maddix from Ina Claire Maddix by Quitclaim deed dated January 21, 1999, of record in Book 11321, page 803, Register's Office of Davidson County, Tennessee

The above property description was provided by the Grantor. This is improved property known as 815 North Sixth Street, Nashville, TN 37207.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed this 1st day of April, 1999.

Ina Claire Maddix-Nichols

**INA CLAIRE MADDIX-NICHOLS**

James O. Nichols

**JAMES O. NICHOLS**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, INA CLAIRE MADDIX-NICHOLS and JAMES O. NICHOLS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office this 1st day of April, 1999.

Nancy W. Wood
Notary Public

My Commission Expires: My Commission Expires MAY 27, 2001

NANCY W. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

06053115

IDENTIF. + REFERENCE

99 JUN 29 PM 1:28

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.