This Instrument prepared by:
G. Dennis Jinkerson, Esq.
Haynes & Freeman, PLC
140 North Main Street
Goodlettsville, Tennessee 37070

Map 83-01
Par. 25

QUIT CLAIM DEED

THIS INDENTURE, made this 22 **day of JULY, 1999**, by and between **DELORES E. CUNNINGHAM,** an unmarried person, of Davidson County, Tennessee (hereinafter First Party) and **JOSEPH M. CALVERT, SR.** of Davidson County, Tennessee, (hereinafter Second Party).

WITNESSETH: That the said First Party, **DELORES E. CUNNINGHAM,** an unmarried person, of Davidson County, Tennessee, for the consideration of **LOVE AND AFFECTION**, and for and in consideration of the sum of **ONE DOLLAR ($1.00)** to her in hand paid by the said Second Party, **JOSEPH M. CALVERT, SR.** of Davidson County, Tennessee, the receipt and adequacy of which considerations are hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED and does hereby bargain, sell, remise and QUIT CLAIM unto the said Second Party, the entirety of her right, title and interest in the following described premises, to wit:

A certain parcel of land situate, lying and being in Davidson County, Tennessee, within the corporate limits of the town of Nashville, Tennessee and being more particularly described as follows:

BEING in the southwesterly part of Lots 6 and 7 of Block A on the map of part of Lots 2, 3, 4 and 5 in Tim H. Moore's Subdivision of part of A. W. Johnson and G. P. Smith's Subdivision, as of record in Book 332, page 107, Register's office for said County, being Lot No. 5 on the plan of J. H. Cherry's subdivision of Lots Nos. 6, 7 and 8 of Block "A" in Tim H. Moore's Subdivision, not of record, described according to a survey made by Lewis D. Justice, Surveyor, September 20, 1949, as follows:

BEGINNING at a point on the easterly margin of Laurent Avenue 140.3 feet southerly from the southeast corner of said Laurent and McKennie Avenue: thence with the easterly margin of said Laurent Avenue; southerly 55 feet to the northeast corner of said Laurent Avenue and a 12 foot alley; thence with the northerly margin of said 12 foot alley easterly 145.5 feet to the BEGINNING.

BEING the same property conveyed in part to DELORES E. CUNNINGHAM, as a $\frac{1}{3}$ tenant in common, by SILAS R. ASHBURN via *Quit Claim Deed* of record in Deed Book 10335, Pages 702 and 703 in the Register's Office of Davidson County, Tennessee and also bequeathed in part to DELORES E. CUNNINGHAM, as a $\frac{1}{3}$ tenant in common, via the Last Will and Testament of SILAS R. ASHBURN dated August 4, 1998 and of record in the Seventh Circuit Court For Davidson County, Tennessee in the file enumerated as 98P-1898.

THIS conveyance is made subject to any and all applicable restrictions, existing easements, building set back lines, rights of way, conditions, plats and encumbrances of record at the office of the Register of Deeds at Nashville, Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the First Party has hereunto set his hand and seal the day and year above ~~first~~ written.

Delores E. Cunningham

DELORES E. CUNNINGHAM, Grantor
1205 Laurent Street
Nashville, TN 37206

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the above-said County and State, DELORES E. CUNNINGHAM, the within named Grantor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, in the aforesaid county, this 22nd **, day of JULY, 1999.**

Kim Chastain

NOTARY PUBLIC

My commission expires: My Commission Expires Nov. 24

My Commission Expires Nov. 24, 2001

OWNER:

Delores E. Cunningham

DELORES E. CUNNINGHAM, Grantor
1205 Laurent Street
Nashville, TN 37206

RESPONSIBLE TAXPAYER:

Delores E. Cunningham

DELORES E. CUNNINGHAM, Grantor
1205 Laurent Street
Nashville, TN 37206

Kim Chastain

Notary Public
My commission expires: ~~My Commission Expires Nov. 24,~~ 2001

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STATE OF TENNESSEE)
) **ss:**
COUNTY OF DAVIDSON)

I hereby swear that the actual consideration for this transfer or value of property or interest in property transferred, whichever is greater, is $ 0.00 **, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.**

Delores E. Cunningham

DELORES E. CUNNINGHAM, Grantor
1205 Laurent Street
Nashville, TN 37206

Subscribed and sworn to before me, this the 22nd **day of July, 1999.**

Kim Chastain

Notary Public
My commission expires: My Commission Expires Nov. 24, 2001

PICK-UP

0622334

IDENTIF. ↑ REFERENCE

99 AUG 10 AM 8:24

L GARNETT REGISTER
AVIDSON COUNTY, TN.

3972 08/10 0101 01CASH 10.00

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