mail

THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
4334 LEBANON PIKE
HERMITAGE, TN 37076

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Danna L. O'Neall, unmarried and Tracy D. Collins, unmarried, 3142 Crosswood Dr. Nashville, TN 37214	SAME	Map 96-11 Parcel 15

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, Danna L. O'Neall, unmarried, hereinafter referred to as Grantor, do hereby Quitclaim and convey unto Marsha Hird, TRUSTEE, hereinafter referred to as Grantee, her successors and assigns, all my right, title, and interest in and to the following described tract of land:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES HEREIN. NO WARRANTY OF TITLE IS EITHER EXPRESSED OR IMPLIED.

THIS CONVEYANCE IS MADE SUBJECT TO:
1) ANY AND ALL CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.
2) 1999 TAXES AND SUBSEQUENT YEARS.

AND NOW I, the said Marsha Hird, TRUSTEE, do hereby quitclaim and convey unto Danna L. O'Neall, unmarried and Tracy D. Collins, unmarried, as tenants in common with joint right of survivorship, their heirs and assigns, the same property hereinafter described and set forth, to which reference is here made, and said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS OUR HANDS THIS THE 6th DAY OF JANUARY, 2000.

Danna L. O'Neall
Danna L. O'Neall, unmarried

Marsha Hird
Marsha Hird, Trustee

Instr:200001100002896 Page: 1 OF 2
REC'D FOR REC 01/10/2000 9:34:21AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danna L. O'Neall, unmarried and Marsha Hird, Trustee, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 6th day of January, 2000.

Susan Frawley Ewing
NOTARY PUBLIC

My Commission Expires: 1-26-2002

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $1.00.

Beth F. Taylor
Affiant

Sworn to and subscribed before me this 6th day of January, 2000.

My Commission Expires: 1-26-2002

Susan Frawley Ewing
NOTARY PUBLIC

EXHIBIT "A" – LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 532 ON THE PLAN OF CLOVERHILL, SECTION 8 OF RECORD IN PLAT BOOK 2331, PAGES 10 AND 11, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 532 FRONTS 90 FEET ON THE NORTHWESTERLY MARGIN OF CROSSWOOD DRIVE AND EXTENDS BACK 305.3 FEET ON THE NORTHEASTERLY LINE AND 299.8 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 34 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DANNA L. O'NEALL, UNMARRIED, BY DEED FROM PHILIP A. RECTOR AND SPOUSE, JENNIFER A. RECTOR DATED JANUARY 31, 1997 OF RECORD IN BOOK 10337, PAGE 259, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.