41
GDS

Instr:200006260063441 Page: 1 OF 2
REC'D FOR REC 06/26/2000 3:12:01PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

FROM: PEACHES G. SIMPKINS

TO: BETSY LANE PARTNERSHIP

This instrument Was Prepared by:
Gregory D. Smith
Farris, Warfield & Kanaday, PLC
Eighteenth Floor
SunTrust Center
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Betsy Lane Partnership, a TN General Partnership 307 St. James Park Nashville, TN 37215	(SAME)	Map 117-13B; Parcel 093

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled ***Irby C. Simpkins, Jr. v. Peaches G. Simpkins*, Civil Action No. 00D-156, 6th Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this the 26 day of June, 2000.

Notary Public

My Commission Expires: 9-29-01

This transaction is exempt from tax pursuant to T.C.A. Sec. 67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled ***Irby C. Simpkins, Jr. v. Peaches G. Simpkins*, Civil Action No. 00D-156 in the 6th Circuit Court for Davidson County, Tennessee**, Peaches G. Simpkins does hereby quitclaim unto the said Betsy Lane Partnership, a Tennessee General Partnership, its heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 307 on the Plan of Phase One, Abbottsford of record in Plat Book 6250, pages 419, 420, and 421 (amended in book 6576, page 509, Book 6771, page 683, Book 6771, page 688, Book 6771, page 698, and by surveyors Certificate of Correction in Book 6800, page 164) , Register's Office for said County.

SAID Lot No. 307 fronts 60.00 feet on the (sic) southerly margin of St. James Park and extends back between parallel lines 98.00 feet to a dead line in the rear.

Being the same property conveyed to Betsy Lane Partnership, a Tennessee General Partnership, by deed dated February 14, 2000 from J. Leigh Griffith and spouse, Catherine W. Griffith, of record as Instrument No. 200002160015674, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book Document No. 6250, pages 419, 420, and 421 said Register's Office, which Plan shows a 15 foot minimum building setback line from St. James Park, together with a designated building site; The Declaration of Covenants, Conditions, and Restrictions of record in Book 6478, page 177, Book 6530, page 242, Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, and Book 9381, page 876, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property known as 307 St. James Park, Nashville, TN 37215.

Witness my hand this 23rd day of June, 2000.

Peaches G. Simpkins
PEACHES G. SIMPKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Katherine S. Ryan, a Notary Public of said County and State, PEACHES G. SIMPKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 2000.

Katherine S. Ryan
Notary Public

My Commission Expires: 11-30-2002

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