PICK-UP

SEND TAX BILLS TO: (New Owner)

Cecil Ward
1001 Buchanan Street
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:

Timothy A. Davis, B.P.R. # 20048
Attorney at Law
710 Westwood Drive
Lebanon, TN 37087
(615) 444-7272

Map-Parcel No. 81-11-499

Davidson County DEEDQC
Recvd: 10/03/00 10:06 2pgs
Fees:11.00 Taxes:55.50
20001003-0097694

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **FIFTEEN THOUSAND DOLLARS (\$15,000)**, cash in hand paid, the receipt of which is hereby acknowledged, I, **Mary Virginia Lofton**, single, have this day sold and by these presents do hereby transfer and convey unto **Cecil Ward** his heirs and assigns, forever, subject to a life estate retained by the grantor, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

BEING the northerly 3 feet of Lot No. 3 and the southerly 40 feet of Lot No. 4 on a Re-subdivision of parts of Lots No. 290 to 294, inclusive, in McGavock, Webmore and Others First Addition to Nashville, called the Town of McGavock, of record in Book 161, Page 97, Register's Office, Davidson County, Tennessee, and described to a loan survey by T.R. Sanford, dated November 27, 1963, as follows:

BEGINNING at a point in the westerly margin of the 10th Avenue North, formerly Polk Street; 51 feet south of the intersection of said Avenue and Buchanan Street; thence southerly along said margin of said Avenue, 43 feet to a point, which is 120 feet north of a 16 foot alley; thence westerly and parallel to said alley, 150 feet to a point in another 16 foot alley in the rear; thence northerly along the margin of said alley, 43 feet, thence easterly 150 feet to the point of beginning.

BEING the same property conveyed to Mary Virginia Lofton by Last Will and Testament of William C. Richardson of record in Will Book 167, page 20, Probate Court Clerk's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to William Clayton Richardson by deed from J.C. Head, and wife, Christine Head of record in Deed Book 5195, Page 212, Register's Office, Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

THIS CONVEYANCE IS SUBJECT TO the assumption by Cecil Ward of the existing amounts owed on the Deed of Trust, on said property, recorded in Book 10924 Page 878, Register's Office, Davidson County, Tennessee, releasing Grantor, Mary Virgina Lofton, her heirs and assigns, of said indebtedness, forevermore.

TO HAVE AND TO HOLD said tract of land with appurtenances, estate, title and interest thereto belonging to the **said Mary Virginia Lofton, her heirs and assigns, forever.**

WITNESS MY SIGNATURE this the 27 day of Sept, 2000.

X Mary Virginia Lofton
Mary Virginia Lofton

STATE OF Tenn.

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named **Mary Virginia Lofton**, with whom I am personally acquainted, and who acknowledged to me that he/she executed the within and foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 27 day of Sept., 2000.

Pregam Campbell
NOTARY PUBLIC AT LARGE

My Commission Expires: 1-26-2002

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $15,000.

Lambert Cannon
Affiant

SWORN TO AND SUBSCRIBED before me, this the 3rd day of October, 2000.

L. Chandler, DepReg
~~NOTARY PUBLIC AT LARGE~~

~~My Commission Expires~~: _____

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION, SURVEY OR SETTLEMENT HAS BEEN PERFORMED AND TIMOTHY A. DAVIS, ATTORNEY AT LAW, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SURVEY OR SETTLEMENT.