(45)

Davidson County DEEDQC
Recvd: 10/23/00 15:17 2pgs
Fees:10.00 Taxes:0.00

20001023-0105138

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 0

Hettie M. Bennett
Affiant

NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 20 00

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Thomas Maddin (NAME)	Dept. of Veterans Affairs (NAME)	MAP 71-16
1406 Montgomery Avenue (ADDRESS)	110 9th Ave. South (ADDRESS)	PARCEL 66
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Maddin and Hettie Bennett, tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Thomas Maddin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR 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 the southerly 50 feet of Lot 13 on the map of William & Hay's Bellevue Subdivision, Plan "E" as of record in Book 332, Page 51, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to James Maddin and Hettie Bennett by deed from Secretary of Veterans Affairs, of record in Book 8572, Page 157, Register's Office for said County.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Book 332, Page 51, said Register's Office; and (2) Sanitary Sewer and/or Storm Drainage Easement in addition to a 10 foot temporary construction Easement of record in Book 3938, Page 14, said Register's Office.

James Maddin and James T. Maddin being one and the same person.

Hettie Bennett and Hettie M. Bennett being one and the same person.

unimproved ( )
This is improved (X) property, known as 1406 Montgomery Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of October, 2000

James T. Maddin
James Maddin TNDL 25261593

Hettie M. Bennett
Hettie M. Bennett TNDL 10645972

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James I Maddin and Hettie M Bennett, tenants in common

the bargainor s, 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 Goodlettsville, Tennessee, this 20th day of Oct, 20 00

Commission expires 9-29-2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____ .

My commission expires _____

_____
Notary Public