THIS INSTRUMENT WAS PREPARED BY: Law Offices of Moody, Whitfield & Castellarin, P.C.
95 White Bridge Road, Suite 509, Cavalier Building
Nashville, Tennessee 37205-1427
(615) 356-8130 ~ (615) 356-8138

Davidson County DEEDQC
Recvd: 03/29/01 09:28 2pgs
Fees:10.00 Taxes:0.00
20010329-0030165

QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
Melissa J. Wallace 1073 Hitt Lane Goodlettsville, TN 37072	SAME	25 143 10D 29627

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, James E. Buzbee, an unmarried person, by these presents does hereby quitclaim and convey unto Melissa J. Wallace, an unmarried person, her successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the westerly right-of-way of Hitt Lane (20 feet from the center-line); said iron pin marking the northeasterly corner of the herein described tract and being in the southerly boundary line of property owned by Fred E. Malone of record in Deed Book 5951, page 271, said Register's Office; thence with the westerly right-of-way of Hitt Lane South 21 degrees 49 minutes 32 seconds East 149.82 feet to an iron pin; thence leaving said right-of-way with the northerly and westerly boundary line of property owned by Lena Highers of record in Deed Book 3102, page 515, said Register's Office as follows: South 88 degrees 21 minutes 21 seconds West 263.51 feet to an iron pin; South 18 degrees 05 minutes 00 seconds West 559.11 feet to an iron pin; thence with the easterly boundary line of property owned by the above mentioned Fred E. Malone as follows: North 74 degrees 03 minutes 58 seconds East 638.17 feet to an iron pin; North 87 degrees 08 minutes 47 seconds East 393.27 feet to the beginning, according to a survey by William A. Cummings, Tennessee Registered Lane Surveyor No. 1314, dated June 7, 1995.

Being the same property conveyed to James E. Buzbee and Melissa J. Wallace, both unmarried, by deed from Tony Constant and wife, Kim Constant, filed of record in Book 11559, page 435, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 1.00

Melissa J. Wallace
Affiant

Sworn to and subscribed before me, this 8th day of March 2001.

Liza Carpenter
Notary Public

My Commission Expires: 11-25-2004

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including the equitable and statutory rights of redemption.

IN WITNESS WHEREOF, I have hereunto set my hands on this the 8th day March, 2001.

James E Buzbee
Signature of Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Liza Carpenter, **a Notary Public in and for said County and State, the within named,** Melissa Wallace and James Buzbee **the Bargainor(s), with whom I am personally acquainted, and who acknowledged that** both **executed the within instrument for the purposes therein contained.**

WITNESS my hand and official seal at Nashville, Tennessee, this 8th **day of** March, **2001.**

LIZA CARPENTER NOTARY PUBLIC DAVIDSON COUNTY

Liza Carpenter
Notary Public

My Commission Expires: 11-25-2004

Reception:/MyDocuments/WAM/AMISC/Quitclaim-MJW

Customer Name: MELISSA WALLACE
Application #: 21949
Order #: 1695185

Exhibit A (Legal Description)

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY RIGHT-OF-WAY OF HITT LAND (20 FEET FROM THE CENTERLINE); SAID IRON PIN MARKING THE NROTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND BEING IN THE SOUTHERLY BOUNDARY LINE OF PROPERTY OWNED BY FRED E. MALONE OF RECORD IN DEED BOOK 5951, PAGE 271, SAID REGISTER'S OFFICE; THENCE WITH THE WESTERLY RIGHT-OF-WAY OF HITT LAND SOUTH 21 DEGREES 49 MINUTES 32 SECONDS EAST 149.82 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY WITH THE NORTHERLY AND WESTERLY BOUNDARY LINE OF PROPERTY OWNED BY LENA HIGHERS OF RECORD IN DEED BOOK 3102, PAGE 515, SAID REGISTER'S OFFICE AS FOLLOWS: SOUTH 88 DEGREES 21 MINUTES 21 SECONDS WEST 559.11 FEET TO AN IRON PIN; SOUTH 18 DEGREES 05 MINUTES 00 SECONDS WEST 559.11 FEET TO AN IRON PIN; SOUTH 18 DEGREES 05 MINUTES 00 SECONDS WEST 263.51 FEET TO AN IRON PIN; SOUTH 18 DEGREES 05 MINUTES 00 SECONDS WEST 559.11 FEET TO AN IRON PIN; THENCE WITH THE EASTERLY BOUNDARY LINE OF PROPERTY OWNED BY THE ABOVE MENTIONED FRED E. MALONE AS FOLLOWS: NORTH 74 DEGREES 03 MINUTES 59 SECONDS WEST 293.01 FEET TO AN IRON PIN; NORTH 25 DEGREES 03 MINUTES 58 SECONDS EAST 638.17 FEET TO AN IRON PIN; NORTH 87 DEGREES 08 MINUTES 47 SECONDS EAST 393.27 FEET TO THE BEGINNING, ACCORDING TO A SURVEY BY WILLIAM A CUMMINGS, TENNESSEE REGISTERED LAND SUREYOR NO. 1314, DATED JUNE 7, 1995.

THIS BEING THE SAME PROPERTY CONVEYED TO JAMES E. BUZBEE AND MELLISSA J. WALLACE, BOTH UNMARRIED AND SPOUSE IF ANY, FROM TONY CONSTANT AND WIFE KIM CONSTANT, BY DEED DATED 07/01/1999 AND RECORDED 07/06/1999 IN BOOK 11559 PAGE 433, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March 2001.

Deputy Register