**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

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## QUITCLAIM DEED

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**FOR AND IN CONSIDERATION** of the sum of ZERO DOLLARS (0), and other good and valuable consideration, 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, my remaining interest in 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 Cecil Ward by quitclaim deed from Mary Virginia Lofton, in which a life estate was reserved, in error, by Mary Virginia Lofton, of record in Instrument Book 20001003 0097694, Register's Office, Davidson County, Tennessee.

**ALSO 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.

Davidson County DEEDQC
Recvd: 03/29/01 12:00 2pgs
Fees:10.00 Taxes:0.00
20010329-0030303

**WITNESS MY SIGNATURE** this the 22nd day of March, 2001.

Mary V. 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 22nd day of March, 2001.

Peggy Campbell
NOTARY PUBLIC AT LARGE

My Commission Expires: 1-26-2002

**STATE OF** Tenn.

**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is NONE.

Lambert E Cannon
**Affiant**

SWORN TO AND SUBSCRIBED before me, this the 22nd day of March, 2001.

Peggy Campbell
NOTARY PUBLIC AT LARGE

My Commission Expires: 1-26-2002

**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.**