Davidson County DEEDQC
Recvd: 05/08/01 11:35 2pgs
Fees:10.00 Taxes:0.00

20010608-0060645

63

STATE OF TENNESSEE
COUNTY OF Davidson

I am a true consideration or value whichever is greater, for this transfer, is $ 0.00

Affiant

Subscribed and sworn to before me this the 5th day of April, 2001.

My commission expires 7-26-03

Notary Public

STAR OVERTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7-26-03

QUITCLAIM DEED

Address of New Owner & Send Tax Bills to:	Prepared By:
	TRANCONTINENTAL TITLE 2630 Elm Hill Pike, Ste 100 Nashville, TN 37214
924 WALDKIRGH AVENUE NASHVILLE, TN 37204	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 105-13/349.00

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of Ten and No/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged,

ANNIE BALLARD married.

hereinafter called Grantor(s), has bargained and sold, and does hereby convey, release and forever quitclaim unto

MICHAEL MCDONALD AND WIFE, ANNIE MCDONALD
hereinafter called Grantee(s), their heirs and assigns, all the estate, right, title, interest, lien, equity and claim whatsoever located in DAVIDSON, Tennessee, more particularly described as follows:

A 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. 57 AS SHOWN ON THE PLAN OF WALDKIRCH SUBDIVISION AS OF RECORD IN BOOK 421, PAGE 90, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 57 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF WALDKIRCH AVENUE AND EXTENDS BACK 161.6 FEET ON THE EASTERLY SIDE AND 162.7 FEET ON THE WESTERLY SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO ROY COOPER, BY DEED FROM FRED ALPHONSO ALLEN, DATED JULY 11, 1969, AND RECORDED JULY 16, 1969 IN BOOK 4351, PAGE 154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
AND FUTHER BEING CONVEYED TO ANNIE BALLARD BY PROBATED WILL RECORDED IN RULE BOOK 74445 PROBATE # M.B. 290 -7 FILES 3-20-84

PROPERTY ADDRESS: 924 WALDKIRGH AVENUE, NASHVILLE, TN 37204

File No.: TN1I18196

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 5th day of April, 2001.

Annie Ballard

State of Tennessee
County of Davidson

On this 5th day of April, 2001, before me personally appeared Annie Ballard to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal,
My Commission Expires:

TAE OVERTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7-26-03

Notary Public

QUIT CLAIM DEED