40-A

Davidson County DEEDQC
Recvd: 07/11/01 16:25 3pgs
Fees:18.00 Taxes:103.60
20010711-0074116

THIS INSTRUMENT PREPARED BY:
Gibson & Gregory
Suite 1900, 201 Fourth Avenue, North
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Wayne Gerald Ligon	SunTrust Bank	Map 105-11-0
239 Thuss Avenue	P. O. Box 305110	Parcel 029.00
Nashville, TN 37211	Nashville, TN 37230-5110	

KNOW ALL MEN BY THESE PRESENTS that LINDA JEAN FRENCH (the "Grantor"), for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, for the purpose of conveying any interest she may have in the herein described property, does hereby convey, remise, release and forever quitclaim unto WAYNE GERALD LIGON (the "Grantee") all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 153 Rains Avenue, Nashville, Tennessee 37203.

This is not now, nor has it ever been, the primary residence of the Grantor herein.

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 27 day of June, 2001.

Linda Jean French
LINDA JEAN FRENCH

STATE OF NEW JERSEY)
COUNTY OF CAPE MAY)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named LINDA JEAN FRENCH, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of June, 2001.

Mary Ballance Smith
Notary Public

My Commission Expires: MARY BALLANCE-SMITH NOTARY PUBLIC OF NEW JERSEY My Commission Expires May 10, 2003

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF ~~DAVIDSON~~ Cape May

The actual consideration or value, whichever is greater, for this transfer is $28,000.00.

Linda Jean French
Affiant

Sworn to and subscribed before me this ~~2nd~~ 24th day of ~~July~~ June, 2001.

Mary Ballance-Smith
Notary Public

My Commission Expires:

MARY BALLANCE-SMITH
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 10, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being the South one-half of Lot No. 2 on the Map of John P. Williams Addition, of record in Book 161, page 70, Register's Office for said County.

Said part of said lot fronts 50 feet on the westerly side of Rains Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Billie Jean Folmsbee by deed from Billie Jean Folmsbee, Administratrix, of record in Book 9052, page 43, said Register's Office. The said Billie Jean Folmsbee died intestate April 30, 2001, leaving Linda Jean French and Wayne Gerald Ligon as her only Heirs at Law, as evidenced by Affidavit of Heirship of record in Instrument No. 20010615-0063405, said Register's Office.