Prepared by Karen D Carlton
1200 Linden Ave S
Nashville TN 37212-4012

105-13-0
431.00

QUITCLAIM DEED

This Quitclaim Deed is made on Monday, January 29, 2001, between Charles W. Seay, Grantor, residing at 1403 Riverside Drive, City of Nashville, State of Tennessee, and Karen D. Carlton, Grantee, residing at 810 Bellevue Road - Unit 215, City of Nashville, State of Tennessee.

I, the Grantor, Charles Seay, quitclaim the property at 1200 Linden Avenue South, City of Nashville, State of Tennessee, as requested by my late wife, Thelma Y. Seay, who was in good health and sound mind before her death February 22, 2000. Only "The Children of Thelma Y. Seay," Deidre D. Ford; Karen D. Carlton; Kathy D. Carlton; Katrina D. Carlton and Kevin D. Ford have legal rights and control of said property along with their offspring. All of The Children of Thelma Y. Seay are single, never been married.

I, the Grantor, Charles W. Seay, to date, have not remarried. Furthermore, no current or future relatives by birth or marriage, have no legal rights to attest or challenge this agreement now nor in the future.

For valuable consideration, the Grantor hereby quitclaims and transfers, relinquishing all rights and responsibility to the described property located at 1200 Linden Avenue South, City of Nashville, State of Tennessee, to The Children of Thelma Y. Seay, to have and hold forever: (See exhibit "A" attached)

Dated 1-29, 2001.

Charles W. Seay, Grantor

Karen D. Carlton, Grantee

State of TN.
County of Davidson

On 1-29, 2001, Charles W. Seay Karen D. Carlton personally came before me and, being duly sworn, did state that he is the person described in the above document and that he signed the above document in my presence.

Notary's Signature

Notary Public, for the County of Davidson
State of TN.
My Commission expires: 9/28/2002

Davidson County DEEDQC
Recvd: 07/25/01 12:09 2pgs
Fees:12.00 Taxes:0.00
20010725-0078901

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 6 on the plan of Clemmons Subdivision, of record in Book 5800, page 262, Register's Office for said County.

SAID Lot No. 6, which is a corner lot, fronts 149.14 feet on the westerly margin of 12th Avenue South and fronts 43.56 feet on the northerly margin of Linden Avenue, said frontages being joined by a curve having a length of 40.667 feet, and extends back 60.19 feet on the northerly line and 175.29 feet on the westerly line to a point of intersection.

BEING part of the same property conveyed to Neighborhood Housing Services of Nashville and Davidson County, Inc., a Tennessee Nonprofit Corporation, by deed from The Metropolitan Government of Nashville and Davidson County, of record in Book 5941, page 440, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO CHARLES SEAY and WIFE, THELMA SEAY BY DEED RECORDED IN BOOK 6306, PAGE 727, R.O.D.C., TN.

New Owner + Tax Bills

KAREN D. CARLTON
1200 LINDEN AVE S
NASHVILLE, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Karen D. Carlton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 20 01.

L. Chandler
Deputy Register