Davidson County DEEDQC
Recvd: 08/31/01 12:32 2pgs
Fees:12.00 Taxes:0.00

20010831-0094730

Prepared By and Return to:

Amy Cross Nance
7065 Moore's Lane
Brentwood, Tennessee
(615) 661-4033

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $-0-.

Leslie Nicolle Hines
Affiant

Subscribed and sworn to before me, this the 29th day of August, 2001

Notary Public
My Commission Expires: 4/20/03

QUITCLAIM DEED

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers**
Leslie Nicolle Hines **Matt Hawkins** **1016 Maxwell Avenue** **Nasvhille, TN 37206**	**Same**	**83-5/147.00**

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy by the entireties, I, Leslie Nicolle Hines, an unmarried person hereby convey, remise, release and quitclaim unto Amy Cross Nance, Trustee, her successors and assigns, the following described tract of land in Davidson County, Tennessee:

Being parts of Lots Nos. 10 and 11 on the Plan of D. H. Bailey property as of recording Book 421 apge 65 Regsiter's Office for Davidson County, Tennessee and also a triangular portion out of the southwest corner of a six acre tract lying along the northerly side of said lots, described as a whole as follows:

BEGINNING at the southeast corner of Maxwell Avenue and Bailey Street and running thence southwardly along the easterly margin of Bailey Street 175 feet 5 inches to a stake in the northerly margin of a three foot strip of land, an easement in wich was conveyed to City of Nashville for the purpose of maintaining a sewer, thence eastwardly along the northerly margin of said three foot strip 77 feet 3 inches to a stake; thence northwardly and parallel with Bailey Street 158 feet 3 inches to a stake in the southerly margin of Maxwell Avenue; thence westwardly along the southerly margin of Maxell Avenue, 78 feet 6 inches to the beginning, according to a survey made by S. M. McMurray Civil Engineer on January 20, 1926 including and excluding a strip of land described in the deed from Ruth B. Hawkins and husband to the City of Nashville of record in Book 749 apge 96 said Register's Office now included in Maxwell Avenue.

Being the same property conveyed to Leslie Nicollle Hines by deed from Loland R. Armstrong of record in Instrument No. 20010809-0086086 Register's Office for Davidson County, Tennessee

This is improved property located at 1016 Maxwell Avenue, Nasvhille, TN 37206

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Amy Cross Nance, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever

LHH

quitclaim unto Leslie Nicolle Hines and Matt Hawkins, as joint tenants with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 29th day of August, 2001.

Leslie Nicolle Hines

Leslie Nicolle Hines

Amy Cross Nance
TRUSTEE

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie Nicolle Hines, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of August, 2001.

Notary Public

My Commission expires 4/20/03

STATE OF Tennessee)
COUNTY OF Williamson)

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

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of August, 2001.

Notary Public

My commission expires 8/19/03 ~~4/20/03~~