Davidson County DEEDQC
Recvd: 11/29/01 13:43 1pgs
Fees:12.00 Taxes:0.00

20011129-0130756

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF Tennessee
COUNTY OF TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2 DAY OF Nov., 2001.

(Affix Seal) Notary Public

My Commission Expires: 1/30/2002

KENT SANDIDGE IV
Notary Public, Williamson Co., TN
My Comm. Expires Jan. 30, 2002

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Janice Patterson	SAME	105-10-020
1801 Beech Ave.		
Nashville, TN 37203		

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee(s), and for other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Donald E. Majors, unmarried hereinafter called the Grantor(s), have bargained and sold, and do hereby Quitclaim and convey unto Janice Patterson, hereinafter called the Grantee(s), their heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being a small part of Lot No. 7, the northerly part of a triangular lot and a part of the Circular Avenue lying between said triangular lot and said Lot No. 7 shown on the Plan of the Waverly Land Company's property called "Waverly Place", as of record in Book 57, Page 95, Register's Office for said County, and described according to a copy of a survey thereof made by R. R. Sanford, June 8, 1962, as follows:

Beginning at the southwest corner of Beech Avenue and Argyle Avenue, being the northeast corner of said triangular lot; thence with the southerly margin of Argyle Avenue westerly 152 feet more or less to a point to Mary B. harding's northeast corner; thence with her easterly line, southerly 65 feet more or less to a point, 60 feet measured at right angles from the southerly margin of Argyle Avenue; thence easterly parallel with said Avenue, 177 feet more or less to a point in the westerly margin of Beech Avenue; thence with the margin of the same, northerly 60 feet to the point of beginning.

Being the same property conveyed to Donald E. Majors and wife, Helen W. Majors by deed from Etta Schell and husband, Henry A. Schell of record in Book 3403, Page 385, Register's Office for Davidson County, Tennessee The said Helen W. Majors having since deceased, leaving Donald E. Majors sole owner.

This is ( ) unimproved
(X) improved property know as 1801 Beech Avenue, Nashville, TN 37203

Witness my/our hand(s) this 2 day of Nov., 2001 :

Donald E Majors SR
Donald E. Majors

STATE OF Tennessee
COUNTY OF TN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald E. Majors the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2 day of Nov., 2001.

KENT SANDIDGE IV
Notary Public, Williamson Co., TN
My Comm. Expires Jan. 30, 2002

My Commission Expires:

Notary Public