Davidson County DEEDQC
Recvd: 02/27/02 15:46 3pgs
Fees:17.00 Taxes:0.00
20020227-0025226

QUITCLAIM DEED

Map No. 81-14
Parcel No. 107

Send tax bills to: (owner) The Annie G. Delk Living Trust
4208 West Hamilton Road, Nashville, TN 37218

AFFIDAVIT OF VALUE

I swear or affirm that the actual consideration given for the transfer of this property was none.

Annie G. Delk
ANNIE G. DELK

Sworn or subscribed before me on the 26TH day of FEBRUARY, 2002.
My license expires: MY COMMISSION EXPIRES AUGUST 23, 2005

Henry L Parrott
Notary Public

HENRY L. PARROTT JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

I, Annie G. Delk, the Grantor(s), hereby transfer and assign all of my(our) right, title and interest in and to the real property described on Exhibit A attached to this document to The Annie G. Delk Living Trust, the Grantee, effective the day and date written below.

Signed effective the 1st day of January, 2002.

GRANTOR(S):

Annie G. Delk
Annie G. Delk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Annie G. Delk personally appeared before me on 26TH day of FEBRUARY 2002, and acknowledged that he/she/they signed the attached document, for the purposes stated therein. He/She/They, are known to me or personally acknowledged his/her/their identity.

My license expires: MY COMMISSION EXPIRES AUGUST 23, 2005

Henry L Parrott
Notary Public

HENRY L. PARROTT JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

THIS INSTRUMENT PREPARED BY:
T. EDWARD SETTLES, ESQ.
683 BEESLEY RD.
MURFREESBORO, TN 37128
(615) 904-8636
itisyourmoney@home.com

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, as follows:
Improved property known as 1523 ½ 23rd Avenue North, Nashville, Tennessee 37208, more particularly described on Exhibit B (prior deed) attached.

Being the same property conveyed to Grantor by deed of record in Book 9461, Page 839, Register's Office, Davidson County, TN.

This document has been prepared from the information provided by the Grantor. The preparation of this deed neither makes nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

K 9461

UPT REV

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9461 PAGE 839

ADDRESS NEW OWNER:
Annie G. Delk
4208 W. Hamilton
Nashville, TN 37218

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 81-14
PARCEL 107
2W-37665

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Stella S. Black, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Annie G. Delk hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING parts of lots No. 8 and 17 on the Plan of Georgia Industrial Realty Company's Subdivision, of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the westerly margin of 23rd Avenue North, 50 feet south of the dividing line between Lots Nos. 8 and 9; thence westerly along a line parallel to the dividing line between said lots, 220 feet to the northeast corner of a part of Lot No. 17 conveyed to Milton Hudgins and wife, by deed from Mrs. Ida Green, et al, of record in Book 1191, Page 21, said Register's Office; thence southerly along Hudgins' easterly line, 50 feet to his southeast corner; thence easterly 70 feet to the southwest corner of part of Lot No. 8 conveyed to T. H. Hendrickson and wife, by deed from W. R. Warren and wife, of record in Book 846, Page 408, said Register's Office; thence northerly along Hendrickson's westerly line, 25 feet; thence easterly along Hendrickson's northerly line, 150 feet to the westerly margin of 23rd Avenue North; thence northerly along the westerly margin of said Avenue, 25 feet to the beginning.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that property conveyed to Metropolitan Government for Nashville/Davidson County, Tennessee, described as follows:

PART of a tract that fronts 25 feet on the west side of 23rd Avenue North being described as the east 8.6 feet of Tract conveyed to Grantors by deed of record in Book 1969, Page 372, Register's Office for Davidson County, Tennessee, and containing 215 square feet.

TEMPORARY EASEMENT:
This consists of a strip of land directly behind the proposed sidewalk, for the purpose of sloping the bank approximately 5 feet. This easement is void upon completion of the project.

Being the same property conveyed to McKinley Black and wife, Stella S. Black, by deed from Larry Castleman, Trustee of record in Book 4169, Page 81, Register's Office for Davidson County, Tennessee. The said McKinley Black having since died.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS"

Taxes for 1994 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1523 1/2 23rd Avenue North, Nashville, TN 37208.

'G 839