Davidson County DEEDQC
Recvd: 03/26/02 13:44 2pgs
Fees:12.00 Taxes:0.00
20020326-0036656

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

James Ira Trotter III
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22ND DAY OF FEBRUARY, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/29/05

**THIS INSTRUMENT WAS PREPARED BY:**

DONALD ARKOVITZ, ESQ., 332 WHITE BRIDGE ROAD, NASHVILLE, TN 37209.

NAME AND ADDRESS OF PROPERTY OWNER

JAMES IRA TROTTER, III, et ux
425 BELLENGRATH DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:

JAMES IRA TROTTER, III, et ux
1032 THASHER DRIVE
KINGSTON SPRINGS, TN 37082

MAP NO.: 147-2
PARCEL: 125

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**VICKY ANN JOHNSON, now VICKY ANN TROTTER**

have bargained and sold, and by these presents does remise, release and QUITCLAIM unto

**JAMES I. TROTTER, III and Wife, VICKY ANN TROTTER**

all of their right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 40 on the Plan of Elysian Park, of record in Book 2331, page 32, Register's Office for said County.

Said Lot No. 40 fronts 104 feet on the southerly side of Bellengrath Drive and runs back between lines 326.1 feet on the easterly line and 297.5 feet on the westerly line to a dead line in the rear on which it measures 107.9 feet

Being the same property conveyed to Vicky Ann Johnson by quitclaim deed from Charles K. Ross, Jr., of record in Book 7305, page 186, Register's Office of Davidson County, Tennessee.

This conveyance is made to create a tenancy by the entireties and a life estate in James Ray Johnson and wife, Peggy Jean Johnson.

This is improved property, known as 425 Bellengrath Drive, Nashville, TN 37211.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** my hand this 22nd day of February, 2002.

Vicky Ann Trotter
**VICKY ANN TROTTER**

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **VICKY ANN TROTTER,** the bargainor, 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 office this 22nd day of February, 2002.

**NOTARY PUBLIC**

**MY COMMISSION EXPIRES: 1/29/05**