4504

After Recording Return to:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal No. 4504

Davidson County DEEDQC
Recvd: 08/05/02 10:23 2pgs
Fees:12.00 Taxes:0.00
20020805-0093369

QUIT CLAIM DEED

New Owner/ Property Being Conveyed
WILLIAM G. SANFORD
LYNN PHILLIPS
1705 11th Avenue North
Nashville, TN 37208

Send Tax Bills To:
New Owner

Map & Parcel:
81-11-469.00

For and in consideration of Ten Dollars and other good and valuable consideration, I, WILLIAM G. SANFORD a unmarried man, hereby grant, quitclaim and convey unto WILLIAM G. SANFORD a unmarried man and LYNN PHILLIPS a unmarried woman, all right title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

TRACT NO. 1:

BEING THE SOUTHERLY 28 FEET OF LOT NO. 109 ON THE MAP OF D.T. MCGAVOCK AND OTHER'S ADDITION, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

SAID PART OF LOT NO. 109 FRONTS 28 FEET ON THE WESTERLY SIDE OF 11TH AVENUE NORTH, FORMERLY FILLMORE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

TRACT NO. 2:

BEING THE NORTHERLY 22 FEET OF LOT NO. 109 ON THE PLAN OF D.T. MCGAVOCK AND OTHER'S ADDITION, AS OF RECORD IN BOOK 21, PAGE 41, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

SAID PART OF LOT NO. 109 FRONTS 22 FEET ON THE WESTERLY SIDE OF 11TH AVENUE, FORMERLY FILLMORE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM G. SANFORD, BY WARRANTY DEED FROM CALVIN B. LEACH, DATED AUGUST 25, 2000 AND RECORDED AUGUST 31, 2000 IN INSTRUMENT NO. 200008310086438, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address 1705 11th Avenue North, Nashville, TN

IN WITNESS HEREOF, Grantor has hereunto set hands and seals the day and year first above written.

Witness my hand this the 26 day of July, 2002.

WILLIAM G. SANFORD

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named WILLIAM G. SANFORD the bargainor, with whom I am personally acquainted (or who have both proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 26 day of July, 2002.

BILLY W. WINSTEAD II NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Notary Public
My Commission expires: July 2006

I or we, herby swear or affirm that to the best of affects knowledge, information and belief that actual consideration for the transfer is $10.00

Notary

Subscribed and sworn to before me this the 26 day of July 2002

BILLY W. WINSTEAD II NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TE

Notary
My Commission expires: July 2006

No title search was preformed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103