Davidson County DEEDQC
Recvd: 08/27/02 14:52 2pgs
Fees:12.00 Taxes:0.00
20020827-0103676

This instrument prepared by:
Serenity Title & Escrow
Robert W. Rutherford, Attorney at Law
504 Autumn Springs Ct #18
Franklin, Tennessee 37069

ADDRESS OF NEW OWNER
1806 Woodland Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:
Same

MAP PARCEL NO.
08310032300

Quitclaim Deed

FOR AND IN CONSIDERATION of the love and affection I have for my Sister, and other good and valuable considerations, and for the purpose of making a re-conveyance to create a fee simple, Tenancy By The Entirety estate, I ***Deborah Payton Baker,*** by these presents do hereby quitclaim, transfer and convey unto **Trinna Minnis**, Trustee, his successors and assigns, all of my right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

Being the north westerly part of Lot No. 38 on the Plan of Richardson Place Subdivision, as of record in Book 547, Page 135, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, February 22, 1960, and more fully described in Deed Book 3074, Page 109, said Register's for Davidson County, Tennessee.

Being the same property conveyed to Mary Ruth Payton and Rosemary V. Payton, by deed of record in Book 6527, page 12 recorded in the Register's of Deeds Office in and for Davidson County, Tennessee
And further recorded in Instrument Number 20020827-0103675
This is improved property known as 1806 Woodland Street, Nashville, TN 37206

And now, I, the said **Trinna Minnis**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Rosemary Montgomery**, now married, in fee simple, **Tenancy By The Entirety**, and their respective heirs and assigns, the same property conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as appears of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said

Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

In Witness Whereof we have hereunto set our hands this 15th day of August, 2002

Deborah Payton Baker
Deborah Payton Baker

Trinna Minnis
Trinna Minnis, Trustee

STATE OF TENNESSEE

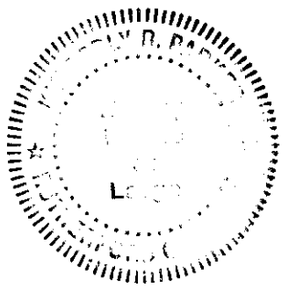
COUNTY OF Davidson

Personally appeared before me, Kimberly Parker, the undersigned, a Notary Public in and for said State and County, Deborah Payton Baker and Trinna Minnis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Davidson County, Tennessee, this the 15th day of August 2002.

Kimberly R Parker
Notary Public

My commission expires: 2-10-05



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Sworn to and subscribed before me this the 15th day of August, 2002

Kimberly R Parker
Notary Public

My commission expires: 2-10-05

