THIS INSTRUMENT IS BEING PREPARED FROM INFORMATION FURISHED BY THE PARTIES. NO WARRANTIES, EITHER IMPLED ON EXPRESSED ARE MADE HEREIN.

Davidson County DEEDQC
Recvd: 11/05/02 09:04 2pgs
Fees:12.00 Taxes:0.00
20021105-0135446

PICK-UP

QUITCLAIM DEED

Address New Owners:	Send Tax Bill to:	Map Parcel
Mrs. Shelia R. Drake	**Citimortgage, Inc.**	082-02-476
Mr. Michael Drake		FB#20W-26270
901 Lischey Avenue		
Nashville, Tenn. 37207		

THIS INSTRUMENT PREPARED BY
STATE OF TENNESSEE
COUNTY OF DAVIDSON

SHELIA R. AUSTIN
901 LISCHEY AVE.
NASHVILLE, TN 37207
The Actual consideration of value
Whichever is greater for this transfer
Is $0

IN CONSIDERATION OF LOVE AND AFFECTION, I SHELIA R. DRAKE formally SHELIA R. AUSTIN hereby quitclaim and convey TO SHELIA R. DRAKE & MICHAEL A. DRAKE, joint tenants in the following land, to wit:

Land in Davidson County, Tennessee, being part of Lots Nos. 1 and 2 on the Plan of Wills, Sharpe and Crutcher's addition to Northeast Nashville, as of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of North Fourth Street at the northwest corner of Lot No. 2; thence, with the North line of said Lot, South 83 degrees 00 minutes East, 172.75 feet to a point in the western margin of an 18 foot alley (Alley No. 301); thence, with said margin of alley, South 8 degrees 06 minutes West, 78.38 feet, passing the southeast corner of Lot No. 2 at 50 feet, to a point in the northeasterly margin of Cleveland Street, as relocated; thence with said margin of said street, northwestwardly 159.21 feet to a point at the beginning of a curve to the right, having a radius of 25.0 feet; thence, around said curve northwestwardly 33.41 feet to a point in the easterly margin of North Fourth Street; thence with said margin of said street, northwardly 8.57 feet to the point of BEGINNING.

Being the same property conveyed to Michael D. Shmerling, a married man, by Deed from Union Planters National Bank, a banking corporation, of record in Book 10091, Page 910, and Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Shelia Austin from Michael D. Shmerling in book 10295 page 458 recorded in the R.O.D.C.

THIS conveyance is subject to restrictive convents of record in Book 4048, Page 303, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor (s) herein.

This is improved property known as 901 Lischey Avenue, Nashville, TN 37207

... may affect the

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may appear of record and to the applicable zoning ordinances affecting the premises.

WITNESS, our hands, this 29th day of October, 2002

Shelia R. Drake
SHELIA R. DRAKE

Michael A. Drake
MICHAEL A. DRAKE

STATE OF TENNESSEE

COUNTY OF Davidson

BEFORE me, understand, a Notary Public in and for the County and State aforesaid, personally appeared the within named, SHELIA R. DRAKE and MICHAEL A. DRAKE, the bargainer with whom I am personally acquainted or prove to me on the basis of sufficient information, and who acknowledge the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of October, 2002.

Muhammad Barnes
NOTARY PUBLIC

Notary Public, State of Tennessee
My Commission Expires November 29, 2003

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Shelia R. Drake
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF November 20 02

Brenda Weeks
Deputy Register