This Form furnished by: **HELEN SFIKAS ROGERS, ESQ., ROGERS & ASSOCIATES**

FROM:

CAROL J. VAN HELTEBRAKE

Davidson County DEEDQC
Recvd: 01/15/03 14:39 2pgs
Fees:13.00 Taxes:40.70
20030115-0006576

TO:

CAROL LYNN MAGRO, a/k/a ***KITSI LYNN MAGRO*** ***and PATRICIA ANN VAN HELTEBRAKE***, a/k/a ***TRISH ANN VAN HELTEBRAKE***

QUITCLAIM DEED

New Owner & Address	Taxable Party	Unit - Block - Lot
Carol J. Van Heltebrake 2710 Eastland Avenue Nashville, Tennessee 37206	Carol J. Van Heltebrake 2710 Eastland Avenue Nashville, Tennessee 37206	Map No. 84 Parcel No. 24.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$ 11,000.00.

Carol J. Van Heltebrake
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 2003.

Helen S. Rogers
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/27/04
DATE

This Instrument Prepared By:

HELEN S. ROGERS
ROGERS & ASSOCIATES
Attorney at Law
2205 State Street
Nashville, TN 37203

(615) 320-0600

I, ***CAROL J. VAN HELTEBRAKE***, a married person, do hereby Quitclaim to my Daughter, ***CAROL LYNN MAGRO***, a/k/a ***KITSI LYNN MAGRO***, a Five (5%) percent interest in said real property as described below but retain for myself a Life Estate in said real property.

BEING Lot Nº 2 of Knowles & Miller Subdivision as of record in Book Nº 4300, Page Nº 136, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate description thereof.

BEING the same real property conveyed by Quitclaim Deed to Carol J. Van Heltebrake, a married person, from Mary Jo Van Heltebrake, dated the 20th day of May, 1992, of record in Book Nº 8672, Page Nº 747, of Record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This is improved property, known as:

2710 Eastland Avenue, Nashville, Tennessee 37206

WITNESSED My Hand this the 13th day of January, 2003.

Carol J. Van Heltebrake

CAROL J. VAN HELTEBRAKE

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Helen S. Rogers, a Notary Public in and for said County and State, the within named **CAROL J. VAN HELTEBRAKE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **SHE** executed the within instrument for the purposes of therein contained.

WITNESS my hand at Nashville, Tennessee, this the 13th day of January, 2003.

Helen S. Rogers

NOTARY PUBLIC

My Commission Expires: 11/27/04.

DATE