Davidson County DEEDQC
Recvd: 03/26/03 11:18 3pgs
Fees:17.00 Taxes:0.00
20030326-0039697

BOX 2

THIS INSTRUMENT PREPARED BY:
PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

New Owner:	Send Tax Bills To:	Map and Parcel #
Maeve E. McConville **2821 Woodlawn Drive** **Nashville, TN 37215**	**Regions Mortgage, Inc.** **315UnionStreet** **Nashville, Tn 37201**	**Map 104 - 14** **Parcel 41.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged **Carolyn Marie Ricketts,** by these presents does hereby quitclaim and convey unto **Maeve E. McConville,** her heirs and assigns, all their right, title and interest in and to the following described tract of land for the purpose of vesting fee simple title:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Exhibit A – Legal Description Attach

This is improved property known as: *2821 Woodlawn Drive, Nashville, Tennessee 37215.*

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTOR HEREIN AND NO EXAMINATION OF THE PUBLIC RECORD IN THE REGISTER'S OFFICE OF **DAVIDSON** COUNTY, TENNESSEE, HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

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

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

Witness my hand this 17th day of March, 2003.

Carolyn Marie Ricketts

Carolyn Marie Ricketts

STATE OF TENNESSEE ***COUNTY OF WILLIAMSON***

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Carolyn Marie Ricketts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 17th day of March, 2003.

Rita Ann Mangrum

NOTARY PUBLIC

My commission expires: _____

My Commission Expires
April 6, 2004

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO.

STATE OF TENNESSEE ***COUNTY OF WILLIAMSON***

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

Joyce Gordan
Affiant

Sworn to and subscribed before me this 17th day of March, 2003.

Rita Lin Mays
NOTARY PUBLIC

My commission expires:

My Commission Expires
April 6, 2004

RITA
WILLIAMSON CO

Two parcels of land in Davidson County, Tennessee, described as follows:

PARCEL 1: Being part of Lot Nos. 16 and 17 on the map of Sharondale Subdivision, of record in Book 332, Page 119, and being Lot No. 3 on an unrecorded map of W.T. Clark's Subdivision and described according to a copy of a survey thereof made by S.R. Sanford, Jr., Surveyor, October 26th, 1947, as follows:

Beginning at a point in the southeasterly margin of Woodlawn Drive or Avenue at the corner of Lot Nos. 2 and 3; said point likewise being 120.3 feet southwest of the right-of-way line of the Tennessee Central Railroad as measured along the margin of Woodlawn Avenue, which is a slight curve; thence with the line between Lot Nos. 2 and 3 southeasterly 164 feet to a point; thence south 43 degrees 30 minutes west 55 feet to the corner of Lot Nos. 3 and 4; thence with the line between said lots, northwesterly 164 feet to the margin of Woodlawn Drive; thence with the margin of same, easterly around a slight curve, 60 feet to the beginning.

PARCEL 2: Beig part of the easterly one-half of Lot No. 16 on the plan of Sharondale, as of record in Book 332, Page 119, Register's Office for said County, described as follows:

Beginning at the corner of Lot Nos. 15 and 16 and the southwesterly margin of Tennessee Central Railroad right-of-way; thence with the line between Lot Nos. 15 and 16, southwestwardly 155 feet; thence northwestwardly 75 feet, more or less; thence northeastwardly 157 feet, more or less, to the southwesterly margin of Tennessee Central Railroad right-of-way; thence with said right-of-way, southeastwardly 58 feet to the corner of Lot Nos. 15 and 16, the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TRACTS CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN BOOK 4737, PAGE 341, REGISTER'S OFFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 1: Beginning at the point of intersection of the south margin of Woodlawn Drive and the east boundary of this property; said point being westwardly 120.3 feet from the west right of way of the Tennessee Central Railroad; thence along the said east boundary south 35 degrees east 2.5 feet to a point; thence south 50 degrees 23 minutes west 59.7 feet to a point in the said south margin; thence along the said south margin north 48 degrees east 60.0 feet to the point of beginning.

PARCEL 2: Beginning at a point in the east boundary described above, said point being south 35 degrees east 164.0 feet from the said south margin of Woodlawn Drive; thence north 48 degrees 30 minutes east 102.0 feet to a point in the west right of way described above; thence along the said west right of way southwardly along a curve left having a radius of 1482.4 feet for 60.0 feet to a point; thence south 43 degrees 30 minutes west 96.6 feet to a point; thence north 38 degrees 30 minutes west 67.7 feet to the point of beginning.

Being the same property conveyed to State of Tennessee by deed from William E. Morgan and wife, Halcyon Morgan of record in Book 4737, Page 341, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William E. Morgan and wife, Halcyon Morgan by deed from James F. Turner and wife, Nancy G. Turner of record in Book 108, Page 215, Register's Office for Davidson County, Tennessee. The said Halcyon Morgan having since deceased leaving her interest to William E. Morgan. The said William E. Morgan is now deceased appointing Carolyn Marie Ricketts to be the Executrix of his estate of record in Will Book 219, Page 692, Register's Office for Davidson County, Tennessee. The herein Carolyn Marie Ricketts, as one of the sole heirs, is conveying all interest she may have had in the estate of William E. Morgan, Deceased.