03-1270

This Instrument Prepared by:
American Title Company, Inc
125 Glancy Street
Goodlettsville, Tennessee 37072

Davidson County DEEDQC
Recvd: 04/22/03 13:31 3pgs
Fees:17.00 Taxes:0.00
20030422-0053045

QUITCLAIM DEED

ADDRESS NEW OWNER
Teresa Sexton
217 Duke St.
Davidson County
Nashville, TN 37207

SEND TAX BILLS TO:
same

MAP & Parcel
071-070-048.00

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged William Carroll Moncrief and Mary Frances Cole, herein hereinafter referred to as the "GRANTOR" , does hereby quitclaim and convey unto Teresa Sexton married hereinafter referred to as the "GRANTEE", all right, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

See attached Exhibit

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

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand this 11th day of February 2003.

GRANTOR:

William Carroll Moncrief

Mary Frances Cole

STATE OF TENN
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said county and state, the within named William Carroll Moncrief and Mary Frances Cole with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 7th day of April, 20[illegible]

My Commission Expires 5·30·2004 Notary Public

STATE OF TENN
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Patricia Sweeney
Affiant

Subscribed and sworn to before me, this the 5 7th day of April, 2003

Notary Public

My Commission Expires: 5·30·2004

Property located at: 217 Duke St, Davidson County, Nashville, TN 37207 AND:

Land in Davidson County, Tennessee, being Lot No 87 on the Map of J.B. Haynie's Oriental Plan, of record in Book 161, pages 26 and 27, Register's Office for said County.

Said Lot No. 87 fronts 100 feet on the northerly side of Duke Street, and runs back parallel lines 140 feet to an alley.

Being the same property conveyed to William Carroll Moncrief and Mary Frances Cole by deed dated 10-15-96, from Victoria Johnson, filed for record on 10-18-96, in Book 10230, page 86, Register's Office for Davidson County, Tennessee.