This instrument was prepared by:
Patricia R. Young; Perrone & Young
109 Westpark Drive, Suite 330; Brentwood, TN 37027

**PICK-UP**

Davidson County DEEDQC
Recvd: 08/19/03 15:37 2pgs
Fees:12.00 Taxes:0.00
20030819-0120263

# QUIT CLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| Katherine A. Austin<br>1419 Roberts Avenue<br>Nashville, TN 37206 | Katherine A. Austin<br>1419 Roberts Avenue<br>Nashville, TN 37206 | MAP 083-02<br>PARCEL 079.00 |

State of Tennessee )
County of Davidson)

The actual consideration or value for this transfer, whichever is greater is $0.00.

Personally appeared before me, sworn to and subscribed before me this 20th day of July 2003.

My commission expires: May 23, 2005

Notary Public

**FOR AND IN CONSIDERATION** of love and affection and no monetary consideration, I, Virginia Geer Austin, the "Grantor," do hereby quitclaim and convey unto Katherine A. Austin, the "Grantee," her heirs and assigns, all of my right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**LAND** in Davidson County, Tennessee, being Lot No.5 on the Map of Sharpe and Horn's Subdivision of Elwood Place, of record in Book 332, Page 18, Register's Office for said county.

**SAID** Lot No. 5 fronts 50 feet on the north side of Roberts Avenue, and runs back between parallel lines 170.5 feet to an alley.

**BEING** the same property conveyed to Katherine A. Austin and Virginia Geer Austin by deed from Robert Allen O'Malley and wife Betty Street O'Malley of record as instrument number 20020110-0003838 in said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

**This is improved property known as:** 1421 Roberts Avenue, Nashville, TN 37206.

**IN WITNESS WHEREOF**, I have hereunto set my hand on this 11th day of July, 2003.

Virginia Geer Austin
**GRANTOR: VIRGINIA GEER AUSTIN**

**STATE OF TENNESSEE )**
**COUNTY OF WHITE )**

Personally appeared before me, a notary public in and for said State and County, the within named grantor, Virginia Geer Austin, the bargainor, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Sparta, Tennessee this 11th day of July 2003.

Jimmy G. Shafer
**NOTARY PUBLIC**

My commission expires:
May 23, 2005