Map & Parcel - 082-07-0 428.00
Source of Title - BK 5551 - page 436
Preparer: Valerie Y. Allen - 521 Haynes Street - Nash, TN 37207
New Owner: Leslie Holder Townsend 136 Dellway Dr NASHVILLE, TN 37207
Party Responsible for property taxes - Leslie Holder Townsend
136 Dellway Dr.
Nashville, TN 37207

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 2nd day of September, 20 2003
by first party, Grantor, Diane A. Bryant & Thomas A Holder
whose post office address is 714 North 5th Street Nashville, Tn. 37207
to second party, Grantee, Leslie H. Townsend
whose post office address is 136 Dellway Drive
Nashville, Tn. 37207

WITNESSETH, That the said first party, for good consideration and for the sum of Five dollars
Dollars ($ 5.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee to wit:

Description:

a small frame house with aluminum siding. It has two bedrooms, a kitchen and a living room with one bathroom built 1950 w/ 672 sq feet.

Davidson County DEEDQC
Recvd: 09/10/03 13:32 3pgs
Fees:17.00 Taxes:0.00
20030910-0132170

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0
Leslie Holder Townsend
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 20 03
Deputy Register

© 1992-2001 Made E-Z Products, Inc.
This product does not constitute the rendering of legal advice or services. This product is intended for informational use only and is not a substitute for legal advice. State laws vary, so consult an attorney on all legal matters. This product was not necessarily prepared by a person licensed to practice law in your state.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Jamie N. Sadler
Signature of Witness

Jamie N. Sadler
Print name of Witness

Silvia J. Buchanan
Signature of Witness

Silvia J. Buchanan
Print name of Witness

Diane H. Bryant
Signature of First Party

Diane H. Bryant
Print name of First Party

Thomas A. Holder
Signature of First Party

Thomas A. Holder
Print name of First Party

State of Tennessee
County of Davidson } before me, Diane H. Bryant, Thomas A. Holder and Leslie Townsend
On September 5, 2003
appeared ,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Valerie Virginia Allen Owens
Signature of Notary

Affiant _____Known_____Produced ID
Type of ID _____
(Seal)

State of
County of } before me,
On
appeared ,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

_____
Signature of Notary

Affiant _____Known_____Produced ID
Type of ID _____
(Seal)

VALERIE V. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Valerie V. Allen Owens
Signature of Preparer

Valerie V. Allen Owens
Print Name of Preparer

524 Haynes Street
Address of Preparer

Expires 7/24/04

WARRANTY DEED

This deed prepared by Calvin A. Buchman, 210 25th Ave. North, Nashville, Tn.

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
SAM HOLDER, ET AL		82-7
(NAME)	(NAME)	
714 North 5th St.		428-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5551 BK 436
Nashville, Tn.		
(CITY) (P. O. BOX) (STATE)	(CITY) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------Twenty Thousand and 0/100----------
----------($20,000.00)---------- Dollars,
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

CALVIN A. BUCHMAN AND MORRIS KRAIT

have this day bargained and sold, and do hereby transfer and convey unto the said SAM HOLDER, THOMAS A. HOLDER, SR., AND DIANE HOLDER BRYANT ----------

their ~~XXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a part of an unnumbered tract shown on the Plan of Sarah A. Hart's Subdivision, as of record in Book 57, page 151, Register's Office for said County, described as follows: BEGINNING at a point in the west margin of North 5th Street, 400 feet south of the south margin of Arrington Street; thence westerly parallel to the south margin of Arrington Street, 170 feet to the east margin of an alley; thence with the margin of the same, southerly 50 feet to a point; thence easterly 170 feet to the west margin of North 5th Street; thence with the margin of the same, northerly 50 feet to the beginning.

Being the same real property conveyed to the grantor's herein by deed of record in Book 5460, page 638, R.O.D.C.T.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of January, 1980.

Notary Public

(Affix Seal)

My commission expires Jan. 27, 1981

This is unimproved (X) property, known as 714 North Fifth Street, Nashville, Tn. (House Number) (Street) P. O. Address. (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said SAM HOLDER, THOMAS A. HOLDER, SR. AND DIANE HOLDER BRYANT their ~~XXXXX~~, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said SAM HOLDER, THOMAS A. HOLDER, SR. AND DIANE HOLDER BRYANT THEIR---------- (grantee), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 2nd day of January, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gabriel A. Buchman

Morris Kraft