Davidson County DEEDQC
Recvd: 09/30/03 13:25 3pgs
Fees:17.00 Taxes:0.00
20030930-0144185

This instrument prepared by:
Nathaniel H. Koenig
303 Church Street, Ste. 102
Nashville, TN 37201-1786

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel/Nos.**
Anna Marie James 1626 Long Avenue Nashville, TN 37206	Same	Map 94-2 Parcel 11

QUIT CLAIM DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, I, Sharon E. Peace, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Anna Marie James, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson Count, Tennessee, being Lot No. 224, on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, which plan reference is made for a more complete description.

Being the same property conveyed to Bobby Chatman and wife, Jessica Chatman by deed from Sharon W. Reynolds d/b/a/ Performance Properties, of record in Book 8920, Page 380, Register's Office for said County.

Being the same property conveyed to Sharon E. Peace and Anna Marie James, unmarried persons by deed Bobby Chatman and wife, Jessica Chatman of record in Book 10583, Page 895, Registers Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all the persons whomsoever. 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 executed this Quitclaim Deed this 29th day of AUGUST, 2003.

SHARON E. PEACE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Nathaniel H. Koenig, a Notary Public in an for the State of County aforesaid, SHARON E. REACE, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 3-26-05

The actual consideration for this transfer is tax exempt under the provisions of Tenn. Code Ann. 67-4-409 et. seq.

AFFIANT

Subscribed and sworn to before me this 29 day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 3-26-05