This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
2309 Crestmoor Road, Ste 300
Nashville, TN 37215

Davidson County DEEDQC
Recvd: 12/04/03 14:54 3pgs
Fees:17.00 Taxes:0.00



20031204-0174758

**QUITCLAIM DEED**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Sally Anne Cornell<br>4203 Nevada Avenue<br>Nashville, TN 37209 | SAME | 91-16/243 |

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Andrew L. Cornell**, a married person, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Sally Anne Cornell** (the "Grantee"), her/his successors and assigns, all of their/her/his/its right, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

See Attached Legal Description.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 4203 Nevada Avenue, Nashville, TN 37209.

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.

WITNESS our hands this 22 day of August, 2003.

X _____
GRANTOR - ANDREW L. CORNELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew L. Cornell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 22 day of August, 2003.

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission expires: 1-29-05

My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE)

COUNTY OF Davidson

The actual consideration for this transfer, or value of property (whichever is greater) is $_Zero__.

Andrew Cornell
Affiant

Subscribed and sworn before me this 22 day of Aug, 2003.

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 1-29-05

My Commission Expires JAN. 29, 2005

A:\Quitclaim Deed - Std

## LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 104 and the west 2.0 feet of Lot No. 102 of Block 4, on the Plan of Charlotte Park Subdivision, as shown on plat of record in Plat Book 57, page 103, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 104 and part of Lot No. 102 front together 52.0 feet on the southerly side of Nevada Avenue and run back between parallel lines 150.0 feet on the north margin of an alley.

**Being the same property conveyed to Sally Anne Cornell, a married person, by deed from Jerri Lynn Hilton, an unmarried person of record in Instrument No.** 20030929-0143424 **Register's Office for Davidson County, Tennessee.**