Davidson County DEEDQC
Recvd: 12/29/03 13:51 2pgs
Fees:12.00 Taxes:0.00

20031229-0183183

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) FILE BOX "7"

QUIT CLAIM DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Connie Daugherty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2003.

Notary Public

My Commission Expires JULY 29 2006

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NO.
TRACY CALDWELL and **CONNIE DAUGHERTY** **57 Peachtree Street** **Nashville, TN 37211**	**SAME**	119-06.0 152.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CONNIE DAUGHERTY, Heir Under the Will of JOSEPH DAUGHERTY and DOUGLAS CALDWELL**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **TRACY CALDWELL and CONNIE DAUGHERTY, as Joint Tenants with Rights of Survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 71 on the Plan of Sterling Heights, Section 3, of record in Book 1424, page 113, Register's Office for Davidson County, Tennessee.

SAID Lot No. 71 fronts 75 feet on the southerly side of Peachtree Street and runs back between parallel lines to a dead line in the rear.

BEING the same property conveyed to Joseph Daugherty and Douglas Caldwell and wife, Tracy Caldwell by deed from Richard Hogan and Michael Hallum, of record in Book 7808, page 659, Register's Office for Davidson County, Tennessee. The said Joseph Daugherty having since died and conveyed his entire estate to Connie Daugherty by Will of record in Probate Case 03P-1545, Probate Court for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **57 Peachtree Street, Nashville, Tennessee 37211**

WITNESS our hands this 18th day of December , 2003.

DOUGLAS CALDWELL

Connie Daugherty
CONNIE DAUGHERTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DOUGLAS CALDWELL and CONNIE DAUGHERTY, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 18 **day of December, 2003.**

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006