Davidson County DEEDQC
Recvd: 01/28/04 11:07 2pgs
Fees:12.00 Taxes:0.00

20040128-0010695

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 - .

Affiant

Subscribed and sworn to before me this 14 day of January, 2004.

Notary Public

My Commission expires: 9-24-05

NOTARY PUBLIC

This instrument was prepared by:
Beam, Miller & Rogers, PLLC
1332 Eighth Avenue North
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
The Stutts Family Partnership **772 Georgetown Drive** **Nashville, Tennessee 37205**	**The Stutts Family Partnership** **772 Georgetown Drive** **Nashville, Tennessee 37205**	**118-8/167**

QUIT CLAIM DEED

WHEREAS a Quit Claim Deed was recorded as Instrument Number 20001204-0118494 in the Register's Office for Davidson County, Tennessee conveying Lot No. 32 on the Plan of Grandview Heights to Walter R. Stutts and Evelyn L. Stutts;

WHEREAS a Quit Claim Deed was recorded in Deed Book 8670, Page 763, in the Register's Office for Davidson County, Tennessee conveying Lot No. 33 on the plan of Grandview Heights to Walter R. Stutts;

WHEREAS, on or about October 6, 1995, Walter R. Stutts and Evelyn L. Stutts received permission with respect to Lots Nos. 32 and 33 to combine them into one lot by the Davidson County Planning Commission; and

WHEREAS, Walter R. Stutts passed away on or about Nov. 16, 2003, leaving Lots No. 32 and 33 to Evelyn L. Stutts as surviving tenant by the entireties.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Evelyn L. Stutts, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto The Stutts Family Partnership, its successors and assigns, her entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot Nos. 32 and 33 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

SAID Lot No. 32 and 33 front 100 feet on the westerly side of Eugenia Avenue and runs back between parallel line with the southerly margin of Newsome Street, 150 feet to an alley.

BEING the same land conveyed to Walter R. Stutts and wife, Evelyn L. Stutts, from Walter R. Stutts by Quit Claim Deed recorded as Instrument Number 20001204-0118494 for the purpose of creating a tenancy by the entireties and by Quit Claim Deed of record in Deed Book 8670, Page 763, in the Register's Office for Davidson County, Tennessee, and said Lot No. 33 was combined with said Lot

No. 32 on October 6, 1995 by Walter R. Stutts and Evelyn L. Stutts upon permission by the Davidson County Planning Commission.

THIS is improved property currently known as: 2503 Eugenia Avenue, Nashville, Tennessee 37211.

THIS conveyance is subject to all restrictions and easements of record and all other easements and building lines as shown on the recorded plat. The legal description and state of the title have been furnished to the draftsman from the record or third parties. The draftsman assumes no liability

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8TH day of January, 2004.

Evelyn L. Stutts

Evelyn L. Stutts

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Evelyn L. Stutts, with whom I am personally acquainted, and who acknowledged that she execute this instrument for the purposes therein contained

Witness my hand, at Nashville, Tennessee, this 8TH day of JANUARY, 2004.

Genera Hoskins

Notary Public

HOSKINS NOTARY PUBLIC DAVIDSON COUNTY TENN

My Commission expires: MARCH 27, 2004

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.