THIS INSTRUMENT WAS PREPARED BY:
Leroy J. Ellis, III
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201

Return to

Davidson County DEEDQC
Recvd: 02/11/04 14:14 2pgs
Fees:12.00 Taxes:0.00
20040211-0016687

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Lillian L. Stennis
1503 Bernard Ave
Nashville, TN 37212

SEND TAX BILLS TO:
Owner

MAP-PARCEL NUMBER
Map 104-12
Parcel 322

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kevin W. Carter,** one of the heirs at law of Amelia L. Carter, deceased, by these presents do hereby quitclaim and convey unto **Lillian L. Stennis**, her heirs and assigns, all of my right, title and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

Being the easterly 8 feet of Lot No. 54 and the westerly 34 feet of Lot No. 55 on the Map of Avelyn Place, as of record in Book 161, page 150, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 42 feet on the southerly side of Bernard Avenue and extend back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Ozie H. Stennis and wife, Lillian L. Stennis from W. H. Hayes and Ann Hayes by deed dated 7-31-68 and recorded 8-1-68 in Deed Book 4255, page 185, said Register's Office, the said Ozie H. Stennis having since died, vesting title in his wife, Lillian L. Stennis. Lillian L. Stennis conveyed said property to Mike Phillips, Trustee and Mike Phillips, Trustee conveyed said property to Lillian L. Stennis and Amelia L. Carter as Tenants-in-Common by Quitclaim Deed dated November 9, 1998, of record in Book 11202, page 503 said Register's Office. Amelia L. Carter died, intestate on June 23, 2003 survived by her five children namely, Pamela Y. Hurd, Michelle Carter, Kimberly R. Suttle, Mary E. Davis and Kevin Carter as her sole heirs at law.

Lillian L. Stennis is the same person named as Lillian W. Stennis, her full name being Lillian Louise Walker Stennis.

Identification of Surveyor: This is the same address used in the last deed of record.
The Post Office address is 1503 Bernard Avenue, Nashville, TN 37212.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to the following: Utility easements and property taxes for 2003 and 2004.

IN WITNESS WHEREOF I have here unto set my hand on this 2 day of February 2004.

Kevin W. Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Kevin W. Carter the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2ND day of FEBRUARY, 2004.

NOTARY PUBLIC

KIM L. ROWE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: NOV 25, 2006

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, this transfer is $ None

Lillian L. Stubbs

Sworn to and subscribed before me this 12th **day of** February, **2004.**

NOTARY PUBLIC

ROBERT H. LEWIS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

My Commission Expires: _____