PICK-UP

Davidson County DEEDQC
Recvd: 03/03/04 13:38 3pgs
Fees:17.00 Taxes:0.00
20040303-0024171

After Recording Return By Mail To:
LandAmerica OneStop
600 Clubhouse Dr, Suite 400
Moon Township, PA 15108

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Dallas, Texas 75219
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QUITCLAIM DEED
(State of Tennessee, County of Davidson)

Certain Definitions

As used in this document, the following terms shall have the meaning indicated for each:

Grantor (whether one or more):	JUDY K. DEASON, a married woman
Grantor's Address:	4500 Saunders Ave., Nashville, TN 37216
Grantee (whether one or more):	WILLARD A. DEASON and JUDY K. DEASON, husband and wife
Grantee's Address:	4500 Saunders Ave., Nashville, TN 37216

FOR AND IN CONSIDERATION of other good and valuable considerations and the sum of Ten and no/100 ($10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and forever QUITCLAIM unto the said Grantee, all that tract or parcel of land lying and being in the County of Davidson, State of Tennessee, the following real property and premises, to wit:

BEING LOT NO. 76 IN GRA-MAR ACRES, SECTION TWO, AS SHOWN ON PLAN OF RECORD IN BOOK 2133, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF JOYCE LANE AT THE CORNER OF LOTS NOS. 75 AND 76;
THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 134.5 FEET TO THE CORNER OF LOTS NOS. 75, 76, 77;
THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 76 AND 77 WESTWARDLY 143.1 FEET TO THE EASTERLY MARGIN OF SAUNDERS AVENUE;
THENCE WITH THE SAME SOUTHWARDLY 124.46 FEET TO THE BEGINNING OF A CURVE;
THENCE AROUND SAID CURVE WITH A RADIUS OF 20 FEET, SOUTHEASTWARDLY 31.14 FEET TO THE NORTHERLY MARGIN JOYCE LANE;
THENCE WITH SAME, EASTWARDLY 119.83 FEET TO THE BEGINNING.

TAX ID#61-03-8

;Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, and the Grantee's successors, heirs and assigns forever.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Witness Grantor's hand on 01/29/04, the corporate party, if any, having caused its name to be signed hereto by its authorized officers on said day and date.

GRANTOR:

By: Judy K Deason
Printed Name: JUDY K. DEASON

Name and Address of Property Owner and Person Responsible for Taxes:
WILLARD A. DEASON and JUDY K. DEASON
4500 Saunders Ave., Nashville, TN 37216

Oath of Consideration

The undersigned, being duly sworn, upon her oath does state that the consideration received for the above conveyance is the "Consideration" recited at the beginning of the document.

Judy K Deason
Printed Name: JUDY K DEASON

Acknowledgments

Individual

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, JUDY K. DEASON with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, the 29 day of January 2004.

Notary Public
Printed Name: Ann Stathos Donnell
Commission Expires: 01/29/05

ANN STATHOS DONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

BEING LOT NO. 76 IN GRA-MAR ACRES, SECTION TWO, AS SHOWN ON PLAN OF RECORD IN BOOK 2133, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHERLY MARGIN OF JOYCE LANE AT THE CORNER OF LOTS NOS. 75 AND 76; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 134.5 FEET TO THE CORNER OF LOTS NOS. 75, 76, 77; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 76 AND 77 WESTWARDLY 143.1 FEET TO THE EASTERLY MARGIN OF SAUNDERS AVENUE; THENCE WITH THE SAME SOUTHWARDLY 124.46 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 20 FEET, SOUTHEASTWARDLY 31.14 FEET TO THE NORTHERLY MARGIN OF JOYCE LANE; THENCE WITH SAME, EASTWARDLY 119.83 FEET TO THE BEGINNING.

BY FEE SIMPLE DEED FROM JOHN B. INGLESON, TRUSTEE AS SET FORTH IN DEED BOOK 8846 AT PAGE 23, RECORDED ON 1/22/1993, DAVIDSON COUNTY RECORDS.