# QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 9TH day of MARCH, 2004

NOTARY PUBLIC
My Commission Expires: 1/28/06

Davidson County DEEDQC
Recvd: 03/09/04 14:33 2pgs
Fees:12.00 Taxes:0.00
20040309-0027086

Box 28-B

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201 | 615-256-5003

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| Edith H. Behel, Living Trust<br>1512 Hadley Ave.<br>Old Hickory, Tennessee 37138 | New Owner | 53-03 / 335.00 |

*FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Edith H. Behel, Living Trust, and other good and valuable consideration, the receipt of which is hereby acknowledged,*

**I, EDITH H. BEHEL**, un-married, the GRANTOR herein, by these presents do quitclaim transfer and convey unto:

**The EDITH H. BEHEL Living Trust u/a/d November 11th 1994**, Edith H. Behel, Trustee, with full authority to mortgage, encumber, sell, pledge, lease, transfer or convey without the joinder of any beneficiary, the GRANTEE herein, its successors and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan Section "C" Village of Old Hickory which is of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 197 fronts 74.6 feet on the west side of Hadley Avenue and runs back between parallel lines 167.2 feet on the north side and 147.2 feet on the south side to the rear line on which it measures 75.3 feet.

Being the same property conveyed to Edith H. Behel by Warranty Deed from James H. Lester and wife, Maedean Lester recorded on July 3, 2000 and of record as instrument Number 20000703-0066092, in the Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

*I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out.*

*The herein described property is subject to the following:*
2004 Property taxes are to be prorated and assumed by the GRANTEES.
All matters shown on the Plan of record in Book 1424, page 66, said Register's Office.
Easement for Right-of-way of record in Book 626, page 556, said Register's Office for said County.
Easement for Right-of-way for telephone lines of record in Book 662, page 743, said Register's Office.
Utility easement of record in Book 2035, page 521, said Register's Office.
Subject to Easements and Right-of-way as described in instrument of record in Book 1853, page 281, said Register's Office.

*This is improved property known as: 1512 Hadley Ave., Old Hickory, TN. 37138 .*

*Witness my hand this 9TH day of MARCH , 2004*

Edith H. Behel
**EDITH H. BEHEL**

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy Johnston Ellis, IV , a Notary Public in and for said County and State, the within named Edith H. Behel the bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory , Tennessee this 9TH day of MARCH, 2004.

NOTARY PUBLIC

My Commission Expires: 3-27-2004

DAVIDSON COUNTY, TENN. NOTARY PUBLIC LEROY JOHNSTON ELLIS IV AT LARGE

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# WARRANTY DEED

*From: Edith H. Behel*
*un-married (widow)*

*To: Edith H. Behel*
*Living Trust, u/a/d, 11-11-1994*

*Property:*
*1512 Hadley Ave.*
*Old Hickory, TN. 37138*

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
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Nashville, Tennessee 37201
(615) 256-5003