Davidson County DEEDQC
Recvd: 03/25/04 14:02 3pgs
Fees:17.00 Taxes:0.00
20040325-0033862

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map and Parcel No.
Jerry M. Bone 5009 Traceway Drive Nashville, TN 37221	**SAME**	92-9-164

THIS INSTRUMENT PREPARED BY:

Jimmy A. Duncan, Atty., 4908 Charlotte Avenue, Nashville, TN 37209

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)

[The actual consideration or value, which ever is greater, for this transfer is $___-0-___

Jerry M. Bone
Affiant

Sworn to and subscribed before me, this the 1st day of December 2003

Jimmy A. Duncan
Notary Public

JIMMY A. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

[My commission expires: 9-22-2007

FOR AND IN CONSIDERATION of satisfying the terms of a divorce decree dated 2-10-04

I, **TONYA R. BONE,** by these presents do hereby quitclaim and convey unto **JERRY M. BONE,** his successors or assigns, the following described tract or parcel of land, to wit:

SEE EXHIBIT "A" ATTACHED

This is improved property known as: 3808 Charlotte Avenue, Nashville, TN 37209

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of December, 2003.

Tonya R. Bone

Tonya R. Bone

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 TONYA R. BONE, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence; and who acknowledged that she executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 1st day of December, 2003.

Jimmy A. Duncan

Notary Public

JIMMY A. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9-22-2007.

EXHIBIT "A"

Land in Nashville, Davidson County, Tennessee, being Northerly of Charlotte Avenue (80' R.O.W.) Westerly of 38th Avenue North (50' R.O.W.) and being all of Lot One and the Northerly portion of Lot 2 on the Plan of W. H. Wiles Subdivision as evidenced in Book 161, Page 56, R.O.D.C., TN, and being more particularly described as follows;

BEGINNING at an iron pin in the Northerly margin of Charlotte Avenue said point being the Southeasterly most corner of the Lydia Kornman tract as evidenced in Book 3675, Page 41, R.O.D.C., TN, said point also being 412.50' more or less Westerly along said margin of Charlotte Avenue from the centerline of 38th Avenue North, thence;

1) Leaving said Northerly margin of Charlotte Avenue and with the Easterly line of Kornman N 07 deg. 43' 50" E a distance of 171.00' to an iron pin in the Southerly line of Skyline Manufacturing Company as evidence in Book 2198, Page 11, R.O.D.C., TN, thence;

2) With said Southerly line S 89 deg. 43' 34" E a distance of 105.00' to an iron pin, thence;

3) With the Westerly line of a tract conveyed to Skyline Manufacturing Company as evidenced in Book 3505, Page 599, R.O.D.C., TN, S 07 deg. 43' 50" W a distance of 35.39' to a point, thence;

4) Leaving said line and severing the lands of John D. Cole and Jerry Lovett as evidenced in Book 5099, Page 849, R.O.D.C., TN, N 89 deg. 43' 34" W a distance of 50.00' feet to a point, thence;

5) Continuing, S. 07 deg. 43' 50" W a distance of 235.61' to an iron pin in the Northerly margin of Charlotte Avenue, thence;

6) With the Northerly margin of Charlotte Avenue, N 89 deg. 43' 34" W a distance of 55.00' to the Point of beginning and containing 11,080 square feet more or less.

This conveyance is subject to any and all easements, conditions and restrictions or record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry M. Bone and Wife, Tonya R. Bone, by deed of record in Docket Number 20020205-0015999, Register's Office for Davidson County, Tennessee.

THIS IS COMMERCIAL PROPERTY AND IS NOT NOW NOR HAS EVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR.