Davidson County DEEDQC
Recvd: 03/25/04 14:03 3pgs
Fees:17.00 Taxes:0.00
20040325-0033863

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-___]
[ ]
[ ]
[ ]
[ ]
[ ]
[ ]
[Sworn to and subscribed before me, this the 1st day of December 2003]
[ ]
[ ]
[ ]
[ ]
[ ]
[My commission expires: 9-22-2007]

Jerry M. Bone
Affiant

Jimmy A. Duncan
Notary Public

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

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: 3804 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 North of Charlotte Avenue (80' R.O.W.) and West of 38th Avenue North (50' R.O.W.) and being the Southerly 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 Skyline Manufacturing Company as evidenced in Book 3505, Page 599, R.O.D.C., TN, said iron pin being 307.50' more or less Westerly along said margin from the centerline of 38th Avenue North, thence:

1) With said Northerly margin, N 80 deg. 43 min. 34 sec. W, a distance of 50.00' to an iron pin, thence:

2) Leaving said martin and severing the Lands of John D. Cole and Jerry Lovett as evidenced in Book 5099, page 849, R.O.D.C, TN, N 7 deg. 43 min. 50 sec. E, a distance of 135.61' to a point, thence:

3) Continuing, S 89 deg. 43 min. 34 sec. E a distance of 50.00' to a point in the Westerly line of said Skyline Manufacturing Company, Thence:

4) With said Westerly line, S 07 deg. 43 min. 34 sec. W, a distance of 135.61' to the Point of Beginning and containing 6723 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 No. 20021028-0131437, said Register's Office.

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