PICK-UP

Davidson County DEEDQC
Recvd: 05/24/04 09:42 2pgs
Fees:12.00 Taxes:0.00
20040524-0060396

THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
4220 Nolensville Road, Nashville, TN. 37211
(615) 834-4300

QUITCLAIM DEED

New Owner:	Send Tax Bills:	Map & Parcel Nos.
David Anthony Nance & Donald Stephen Nance 3355 Mimosa Drive Nashville, TN. 37211	Same	133-7 178

For and in consideration of $10.00, the receipt of which is hereby acknowledged, Reba S. Nance, a widow, by these presents do hereby quitclaim and convey unto, David Anthony Nance and Donald Stephen Nance, in equal shares, and all their successors and assigns, all of my right, title, and interest in the hereinafter described real property, said parcel and tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 42 on the Plan of Glencoe Acres, Section 1, as of record in Book 1835, pages 136, 137 and 138, Register's Office for said County.

SAID Lot No. 42 fronts 109 feet on the southerly side of Mimosa Drive and runs back 179.2 feet on the easterly line and 184.2 feet on the westerly line to a dead line, measuring 109 feet thereon.

BEING the same property conveyed to Max W. Nance, now deceased, and wife, Reba S. Nance by deed from James A. Young and wife, Ozelle H. Young of record in Book 4696, page 868, said Register's Office.

This conveyance is made subject to the recorded plan which shows an owners certificate, a 40-foot setback line from Mimosa Drive, and a 30-foot easement for utilities and drainage along the southerly line of said lot; anchor easement created in instrument of record in Book 2099, page 407, Register's Office for Davidson County, Tennessee; restrictions of record in Book 2088, page 534, amended in book 2105, page 633, Register's Office for Davidson County, Tennessee.

The said Max W. Nance having died on October 14, 2003.

This conveyance is subject to any and all indebtedness on said property.

This is improved property known as: 3355 Mimosa Drive, Nashville, TN. 37211.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this this transfer is -0-.

Reba S Nance
Affiant

Subscribed and sworn to before me this the 18 day of May, 2004.

Martha F. Child
Notary Public

My Commission Expires:

11-27-04

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

Witness my hand this the 14 day of May, 2004.

Reba S. Nance

Reba S. Nance

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Reba S. Nance, the within name bargainor, 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 Nashville, Tennessee, this the 14 day of May, 2004.

My Commission Expires:

11-29-04

Martha C Child

Notary Public

Nance-QC/imatmc04#2