Davidson County DEEDQC
Recvd: 06/07/04 09:27 2pgs
Fees:12.00 Taxes:0.00
20040607-0066631

QUITCLAIM DEED

New Owner & Address	Taxable Party	Unit - Block - Lot
Lee Ann Lambdin 924 Montrose Avenue Nashville, Tennessee 37204	SAME	Map 118-7 Parcel 306

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $-0-

Lee Ann Lambdin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th, DAY OF February, 2004.

Barbara E. West
NOTARY PUBLIC

MY COMMISSION EXPIRES: 04/17/2007

BARBARA E. WEST NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires APR. 17, 2007

INSTRUMENT PREPARED BY:

RALPH O. FRAZIER, JR.
ATTORNEY AT LAW
213 Fifth Avenue North
Suite 300
Nashville, Tennessee 37219
(615) 244-5757

KNOW ALL MEN BY THESE PRESENTS, that David J. Owenby for and in the consideration set forth above, does hereby bargain, sell, release, remise, quit claim, and convey unto Lee Ann Lambdin all interest to the following described real estate, to wit:

BEING Lot No. 104 on the Plan of Montrose Place, as of record in Book 57, Page 93 Register's Office for Davidson County, Tennessee.

SAID Lot No. 104 fronts 50 feet on the northerly margin of Montrose Avenue (formerly Bethel Street), and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Lee Ann Lambdin and Husband, David Owenby of record in Instrument No. 20030127-0011243 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions for record.

This is improved property, known as:

924 Montrose Avenue, Nashville, Tennessee 37203

WITNESSED My hand this the 16th day of February, 2004.

David Owenby Jr.

DAVID J. OWENBY, JR.

STATE OF TENNESSEE)

)

COUNTY OF Davidson)

Personally appeared before me, Barbara E. West, a Notary Public in and for said County and State, the within named **DAVID J. OWENBY, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes of therein contained.

WITNESS my hand at Nashville, Tennessee, this the 16th day of February, 2004.

BARBARA E. WEST
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires APR. 17, 2007

Barbara E. West

NOTARY PUBLIC

My Commission Expires: 04/17/2007