BOK 15

Davidson County DEEDQC
Recvd: 06/11/04 14:13 2pgs
Fees:12.00 Taxes:0.00
20040611-0069539

Prepared By:
Steltemeier & Westbrook, Attorneys
2002 Richard Jones Road, Suite C-101
Nashville, TN 37215

QUITCLAIM DEED

Address New Owner (s)
Bernice Martin McClain
1619 Emerald Drive
Nashville, TN 37218

Send Tax Bills To
SAME

Map/Parcel Numbers
Map 069-15-0
Parcel 005.00

FOR AND IN CONSIDERATION of One dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Bernice Martin McClain** by these presents does hereby quitclaim and convey unto **Bernice Martin McClain and Prince Lavon Bell, Jr., unmarried, with right of survivorship, and not as tenants in common,** their heirs and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hydes Ferry Park, Section 1, of record in Book 2330, Page 110, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bernice Martin McClain by Quitclaim Deed from Milton McClain, Jr. and wife, Bernice Martin McClain of record in Instrument No. 20020509-0057718, Register's Office for Davidson County, Tennessee.

And I, Milton McClain, Jr., spouse of Bernice Martin McClain, join in the execution of the instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

The Property Address is: 1619 Emerald Drive, Nashville, TN 37218

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

Witness their hands this 4th day of June, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Milton McClain, Jr.

Bernice Martin McClain

Bernice Martin McClain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Milton McClain, Jr. and Bernice Martin McClain** the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at AmSouth Bank, 3701 Clarksville Hwy Nashville, TN, this 4th day of June, 2004.

My Commission Exp. Jan. 26, 2008
My Commission Expires:

Notary

SHARVAN JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is: $0.

Bernice Martin McClain
Affiant

Subscribed and sworn to before me this 10th day of June, 2004.

My Commission Exp. Jan. 26, 2008
My Commission Expires:

Notary

SHARVAN JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN