QUITCLAIM DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE July 23, 2004

Notary Public

MY COMMISSION EXPIRES:

BETTY D. BOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Griffin	SAME	092-08-085.00 and 092-08-086.00
(NAME) 2710 & 2712 Morena Street	(NAME) 2710 & 2712 Morena Street	
Nashville TN 37208	Nashville TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Howard Lee Griffin and Sharon Griffin, husband and wife, HEREINAFTER CALLED THE GRANTORS, HEREBY QUITCLAIMS TO, **Sharon Griffin** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL HIS/HER/THEIR RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 272 and the easterly 6 feet of Lot No. 271 on the Plan of Hefferman Place, Block 13, as of record in Book 161, page 138, said Register's Office. Said Lot No. 272 and part of 271, front together 56 feet on the northerly side of Morena Street and run back between parallel lines 150 feet to a line in the rear which measures 56 feet thereon.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 271 of Block No. 13 on the Plan of Hefferman Place, as of record din Book No. 161, page 138, Register's Office for said county. Said Lot No. 271 front 45.9 feet on the northerly side of Morena Street, and runs back between lines, with the easterly margin of an alley, 150 feet to an alley in the rear, on which it measures 52.1 feet.

Included in the above description, But Excluded from this transfer is the easterly 6 feet of said lot conveyed to Cumberland Builders, Inc., by deed of record in Book 4290, page 665, and 644 sq. feet vested in the State of Tennessee by decree entered in Minute Book 6-B, page 1344, Sixth Circuit Court for said County.

Tract 3:

Being a portion of Alley #939 as closed, vacated, abandoned and being more particularly describe in metropolitan County Council Bill No. 083-1175 filed by the Metropolitan Council on February 22, 1983, with final approval on April 22, 1983.

Being the same property conveyed to Howard Lee Griffin and Sharon Griffin, husband and wife, by Deed from Tennessee Teacher's Credit Union, dated 03/03/2000, of record in Instrument No. 200003070023286, Register's Office for Davidson County, TN.

Tract 4:

Being a part of Lots 269 & 270, Block 23 on the Plan of Hefferman Place, as of record in Book 161, page 138, Register's Office of Davidson County, Tennessee. Being all of the remaining part of Map 92-8, Parcels 55 & 56 not acquired by the State of Tennessee as right of way for Interstate 40 and shown on the official tax maps of Davidson County, Tennessee.

Being the same property conveyed to Howard Lee Griffin and wife, Sharon Griffin, by Deed from James Stowe, Sr. and wife, Brenda J Stowe, dated 02/02/2000, of record in Instrument No. 200003070023285, Register's Office for Davidson County, TN.

This is improved ☒ property, known as 2710 & 2712 Morena Street, Nashville TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, HEREBY RELEASING ALL CLAIM TO HOMESTEAD THEREIN. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands July 23, 2004.

Howard Lee Griffin

Sharon Griffin

Davidson County DEEDQC
Recvd: 08/02/04 15:43 3pgs
Fees:17.00 Taxes:0.00

20040802-0092332

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, DAVID LYONS (notary public), HOWARD LEE GRIFFIN the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

David B. Lyons, Notary Public

My Commission Expires:

5/29/2006

DAVID LYONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of Tennessee

County of DAVIDSON

On this, 23 day of July, 2004 before me, Gregg W. Clarke, a notary public, appeared SHARON GRIFFIN to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:

Gregg W. Clarke, Notary Public

