Davidson County DEEDQC
Recvd: 08/02/04 16:49 3pgs
Fees:22.00 Taxes:0.00

20040802-0092428

BOOK 10258 PG 170

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP/PAR:
Joy C. Mayfield	Same	MAP 133-02
NAME	NAME	
3211 Avenal Avenue		PAR 190
STREET ADDRESS	STREET ADDRESS	
Nashville, TN 37211		
CITY STATE ZIP	CITY STATE ZIP	

mail

FOR AND IN CONSIDERATION of Ten ($10.00) dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, **Jack A. Mayfield and Joy C. Mayfield**, by these presents do hereby quitclaim, remise and convey unto **Amanda J. McClendon, Trustee**, her successors and assigns, all of their right, title and interest in the following described tract or parcel of land in Davidson County, Tennessee:

> Being Lots 21 and 22 on the Plat of Airdrie Subdivision "B" property of D.C. Buell, of record in Book 547, page 42, Register's Office for Davidson County, Tennessee.
>
> Said Lots Nos. 21 and 22 front 50 feet on the westerly side of Avenal Avenue and run back between parallel lines 183 feet to an alley.
>
> Being the same property conveyed to Jack A. Mayfield and wife, Joy C. Mayfield, by Warranty Deed dated May 31, 1985, from the divisees of the will of Julia Flora Malone, of record in Book 6575, page 65, Register's Office for Davidson County, Tennessee.

This is improved property known as 3211 Avenal Avenue, Nashville, TN 37211.

This conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

Whereas, both Joy C. Mayfield and Jack A. Mayfield covenant and agree that this conveyance represents the purchase of the equitable interest of Jack A. Mayfield by Joy C. Mayfield as regards the premises, partially in consideration of the release of Jack A. Mayfield from any and all further obligations as regards the premises, all of which is agreed by Jack A. Mayfield and Joy C. Mayfield to be in conformity with the disposition of the premises as addressed in the Final Decree of Divorce between the parties (Davidson County, Tennessee, Probate Court Case No. 90D-3600); it is further agreed by Jack A. Mayfield and Joy C. Mayfield that this conveyance can not be used by Joy C. Mayfield as grounds or substantiation for an increase of any support obligation that may be due her from Jack A. Mayfield as regards said Final Decree of Divorce, and Joy C. Mayfield waives and relinquishes her rights thereto, if any there were.

Whereas, Joy C. Mayfield covenants and agrees that she will timely pay all mortgage indebtedness and other indebtedness as may affect the premises and hold harmless Jack A. Mayfield therefrom. Joy C. Mayfield further covenants and releases Jack A. Mayfield from any and all further obligations as regards the premises, including but not limited to the payment of any portion of any mortgage, property tax or maintenance expense accrued at this time or hereafter incurred or accrued, and Joy C. Mayfield agrees to hold Jack A. Mayfield harmless therefrom and indemnify him from any and all

losses caused to him in the event of a breach by Joy C. Mayfield of this covenant, including but not limited to Jack A. Mayfield's reasonable attorney's fees. Jack A. Mayfield covenants and agrees that he has not individually incurred any debt secured by a mortgage or other instrument on the premises, and Jack A. Mayfield agrees to hold harmless and indemnify Joy C. Mayfield therefrom.

And now, I, the said Amanda J. McClendon, Trustee, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby quitclaim, remise and convey unto Joy C. Mayfield, her successors and assigns, the same property as hereinabove set forth to which reference is here made and incorporated herein, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as set forth herein.

WITNESS our hands this the 1 day of Nov., 1996.

Jack A. Mayfield

Joy C. Mayfield

Amanda J. McClendon, Trustee

* *

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value for this transfer is 0.

Subscribed and sworn to before me, this the 26th day of July, 2004.

AFFIANT

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/11/05, 19

J. TRENT LEHMAN ★ TENNESSEE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

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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 Jack A. Mayfield, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn, this 1 day of Nov., 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-27-97

DAVID A. MOSS ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE

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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 Joy C. Mayfield, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September 1996.

Mary Ann Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-20-97

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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 Amanda J. McClendon, Trustee, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn., this 1 day of Nov., 1996.

David A. Moss
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-27-97

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THIS INSTRUMENT PREPARED BY*:
David A. Moss
Attorney at Law
2806 Bransford Ave.
Nashville, TN 37204
615-298-4466

*THIS DOCUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS AS TO LIENS, ENCUMBRANCES OR VALIDITY OF TITLE, NOR OF ANY TAX CONSEQUENCES OF THIS DOCUMENT.

0246212
IDENTIF. # REFERENCE

96 NOV 13 PM 1:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0093 11/13 0101 01DASH

12.00