Davidson County DEEDQC
Recvd: 10/04/04 11:22 2pgs
Fees:12.00 Taxes:0.00
20041004-0119136

This Instrument Prepared By & Return to:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
19040085
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Ernestine Mcgee,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Ernestine Ellis** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 245 fronts 101 feet on the Plan of Maplewood Heights Second Subdivision, of record in Book 547, pages 103 & 104, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 245 fronts 101 feet on the northerly margin of Ben Allen Road and extends back 351.1 feet on the westerly line, and 349 feet on the easterly line, to a line in the rear measuring 100 feet thereon.

INCLUDED in the above description, but EXPRESSLY EXCLUDED from this conveyance is the following described property having been conveyed to Harold E. Mathis and wife, Martha Marie Mathis, by deed of record in Book 2926, page 300, said Register's Office.
Land in Davidson County, Tennessee, being the northerly parts of Lot No. 244 & 245 on the Map of Maplewood Heights Second Subdivision as of record in Book 547, pages 103 & 104, Register's Office for said County, and described according to a survey prepared by T.R. Sanford on June 25, 1959, as follows:
Beginning at a point in the westerly margin of Hutson Avenue at the common corners of Lot No. 244 & 243; thence westerly with a fence line along the rear lines of Lots No. 244 & 245, which is also the southerly line of Lot No. 243, 200 feet to the common rear corner of Lots No. 245 & 246, 172 feet to a fence; thence easterly along a fence line 202 feet, more or less, to a point in the westerly margin of Hutson Avenue, thence northerly with the westerly margin of said Avenue 202.7 feet, to the point of beginning.

ALSO INCLUDED in the above description, BUT EXPRESS EXCLUDED from this conveyance is the following described property having been conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by deed of record in Book 4949, page 761, said Register's Office: Beginning at a point of intersection of the west margin of Hutson Avenue and the north margin of Ben Allen Road; thence North 17 degrees 22 feet 42 inches East 6.25 feet to a point; thence South 79 degrees 45 feet 18 inches East 202.01 feet to a point in the said west margin; thence along the said west margin South 17 degrees 22 feet 42 inches West 7.05 feet to the point of beginning, and containing 1,394 square feet.

Being the same property conveyed to Ernestine McGee from Michael Ray McGee by Quitclaim Deed dated September 28, 2000 and recorded November 14, 2000 in Instrument No. 200011140113082, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Book 547, pages 103-104, Register's Office for Davidson County.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 20 day of September, 2004.

Ernestine Mcgee

Ernestine Mcgee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20 day of September, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ernestine Mcgee** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

9.24.05
My Commission Expires:

DAVID ROETGER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 20 day of September, 2004.

Notary Public

My Commission Expires: 9.24.05

DAVID ROETGER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Tax/Map ID & Parcel
61-14-6.00

New Owners:
Ernestine Ellis
627 Hart Lane
Nashville, TN 37216

Send Tax Bills to :
SAME