This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889

Davidson County DEEDQC
Recvd: 10/21/04 14:40 2pgs
Fees:12.00 Taxes:0.00
20041021-0126972

QUITCLAIM DEED

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

ADDRESS NEW OWNER AS FOLLOWS:
Mary Jo Flatt
301 Fescue Drive
Mt. Juliet, TN 37122

MAP/ PARCEL
048-00-0 109.00

SEND TAX BILLS
new owners

STATE OF TENNESSEE)
COUNTY OF WILSON)

The Actual Consideration or Value, whichever is greater, for this transfer is $-0-

INEZ MYERS DURHAM SUBCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2004.

Laura B Baldacci
Notary Public

My Commissions expires: 5/7/2007

LAURA B. BALDACCI NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

KNOW ALL MEN BY THESE PRESENTS that INEZ MYERS DURHAM for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledge, has bargained and sold and by these presents do hereby transfer and convey unto MARY JO FLATT, her heirs and assigns, all their right, title and interest in and to the following improved parcel of real estate situated in Davidson County, Tennessee, described as follows:

BEING in the 13th Civil District of said County, described according to a survey made by Turner Engineering Company, February 8, 1956, as follows:

BEGINNING at a concrete monument at the east end of the return at the southeast corner of the intersection of Echo Lane, and Homeland Drive; and runs thence in an easterly direction along the southerly margin of Echo Lane, 236.6 feet, more or less, to an iron pin and the point of beginning, and running thence the following courses and distance; leaving said Echo Lane, at right angles in a southerly direction 383 feet to an iron pin; thence southeasterly 96.3 feet to an iron pin; thence northeasterly 429.3 feet to an iron pin in the southerly margin of Echo Lane; thence westerly along the southerly margin of said Lane, 145.3 feet to the point of beginning, containing 1.1 acres, more or less.

BEING the same property conveyed to Inez Myers Durham and husband, Charlie Durham, deceased, by deed from Edwin G. Jenkins and wife, Virginia Miller Jenkins, of record in Book 4217, Page 116, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 3629 Echo Lane, Nashville, Tennessee 37218.

Subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The parties acknowledge that the attorney who prepared this instrument claims no expertise or special knowledge regarding the tax ramifications surrounding the transfer of this property. The parties further affirm that they have been advised to seek and obtain independent tax advice regarding these ramifications.

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

Inez Durham
INEZ MYERS DURHAM

8/0/04
Date

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named INEZ MYERS DURHAM, the grantor, to me known to be the person described in (or proven to me on the basis of satisfactory evidence) and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 5th day of August, 2004

Laura B. Baldacci
Notary Public

My Commissions expires: 5 / 7 / 2007

