Davidson County DEEDQC
Recvd: 12/21/04 10:02 1pgs
Fees:12.00 Taxes:0.00

20041221-0151454

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this title is made by the preparer.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

David E. Miller
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF December 2004.

Angie McClanahan
Notary Public

(Affix Seal)

My Commission Expires: 7-19-08

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Drive, Ste. 110
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Carolyn Miller Tune	Same	071-07-0
2011 Sultana Avenue		106.00
Nashville, Tennessee 37207		

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee(s), and for other good and valuable consideration, the receipt of which is hereby acknowledged, I/we Geneva Miller, hereinafter called the Grantor(s), have bargained and sold, and do hereby Quitclaim and convey unto Carolyn Miller Tune, hereinafter called the Grantee(s), their heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Being the north 12 feet of the south 62 feet of Lot No. 48, and the north 12 feet of the south 62 feet of the west 50 feet of Lot No. 49 on the Plan of J. B. Haynie's Oriental Plan, as of record in Book 161, pages 26 and 27, Register's Office for said County.

Said parts of Lots Nos. 48 and 49 are described as follows: Beginning at a point 50 feet north of the northeasterly corner of Sultana Avenue and Prince Street; thence easterly and parallel with Prince Street 150 to a dead line; thence north 12 feet; thence westerly 150 feet to a point in the easterly margin of Sultana Avenue, to the point of beginning.

Being the same property conveyed to J. T. Miller and wife, Geneva Miller by Warranty Deed from W. C. Short and wife, Alice Short of record in Book 76, page 558, Register's Office for Davidson County, Tennessee. The said J. T. Miller is now deceased.

This is ( ) unimproved
(X) improved property known as: 2011 Sultana Avenue, Nashville, Tennessee 37086

Witness my/our hand(s) this 15th day of December, 2004:

Geneva Miller
Geneva Miller

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 Geneva Miller, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal this 15th day of December, 2004.

Angie McClanahan
Notary Public

My Commission Expires: 7-19-08

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN