Davidson County DEEDQC
Recvd: 12/22/04 13:57 2pgs
Fees:12.00 Taxes:0.00
20041222-0152334

# QUITCLAIM DEED

| New Owner & Address | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Samuel Brian Lusty Sr., and wife Pamela Ann Lusty; and Joshua Duane Lusty 1003 ½ Virginia Avenue Nashville, Tennessee 37216 | Samuel Brian Lusty Sr., et ux 1003 ½ Virginia Avenue Nashville, Tennessee 37216 | Map No. 061, Group 11 Parcel 139 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, Whichever is Greater for this transfer is: $ 1.00

Samuel Brian Lusty
**Affiant**

Subscribed and sworn to before me, this the 15th of October, 2004.

N. EVAN HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

N. Evan Harris
**NOTARY PUBLIC**

My Commission Expires: 1-26-08 My Commission Expires JAN 26, 2008

THIS INSTRUMENT PREPARED BY:

N. EVAN HARRIS
Attorney at Law

3805 Gallatin Road
Post Office Box 160055
Nashville, Tennessee 37216

(615) 262-0055

For and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Samuel Brian Lusty, Sr. and wife, Pamela Ann Lusty, hereinafter "Grantors", have bargained and sold, and by these presents does transfer and convey unto Joshua Duane Lusty , hereinafter "Grantee", a one third interest in one (1) tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 33 on the Plan of George Burrus' Subdivision of Lot No. 81 of the Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for said County.

Said part of Lot No. 33 is more particularly described as follows:

Beginning at the northwest corner of that part of Lot No. 33 previously conveyed to the Grantees by Deed of record at book 5779, page 693, said Register's Office; thence north 35° 30' East (along the westerly line of Lot No. 33) 43 Feet to a point; thence south 54° 30' East 65 feet to a point on the easterly boundary of said Lot No. 33; thence south 35° 30' West (along the easterly boundary of Lot No. 33) 43 Feet to the northeast corner of the part of Lot No. 33 previously conveyed to the Grantees by Deed of record at Book 5779, Page 693, said Register's Office; thence 54° 30' West (along the northerly boundary of the part of Lot No. 33 previously conveyed to the Grantees by Deed of record at Book 5779, page 693, said Register's Office) 65 Feet to the point of beginning

Being a part of the same property conveyed to W.C. Young and wife, Era G. Young by deed from G.C. Hol and A.L.Murphy of record in Book 1854, page 167, said Register's Office.

Being a part of the same property conveyed to Samuel Brian Lusty and wife, Pamela Ann Lusty by deed from W.C. Young and wife, Era G. Young of record in Book 8905, page 280, said Register's Office for Davidson County.

Grantors hereby acknowledge the termination and do hereby release the easement retained in Deed Book 5779, page 693

This is improved property, known as:

**1003 ½ Virginia Avenue, Nashville, Davidson County, Tennessee 37216**

The foregoing legal description was taken from the conveyance of record referred to herein.

Witness this 18th day of October, 2004.

Samuel Brian Lusty Sr.
GRANTOR, SAMUEL BRIAN LUSTY, SR.

Pamela A. Lusty
GRANTOR, PAMELA ANN LUSTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on this the 18th day of October, 2004

Notary Public: N. Evan Harris

My Commission Expires: 1-26-08

N. EVAN HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on this the 18th day of October, 2004

Notary Public: 1-26-08 N. Evan Harris

My Commission Expires: 1-26-08

N. EVAN HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008