Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20041229-0153937

THIS INSTRUMENT WAS PREPARED BY:
John T. Horton, Esq.
150 Second Avenue North, Suite 225
Nashville, Tennessee 37201

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
James Donel Wallace 1231 5th Ave N Nashville, TN 37208	1231 5th Avenue North Nashville, TN 37208 JAMES DONEL WALLACE	082-09-0 292.00

I, John Thomas Horton., an unmarried man, the grantor, do hereby quitclaim and convey unto James Donel Wallace, an unmarried man, the grantee, his heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, known as follows, to-wit:

Being the northerly 46 ½ feet of Lot No. 1 on the Plan of Ratterman's Subdivision of Lots Nos. 87, 88, 89 and 90, in D.T. McGavock's First Addition of record in Book 161, page 42, Register's Office for said County.

Said part of Lot No. 1 fronts 46 ½ feet on the westerly side of 5th Avenue North, formerly Summer Street, and runs back between parallel lines 170.9 feet to an alley.

Being the same property conveyed to John Thomas Horton by deed from Phillip V. Rush and Nancy B. Hardaway as of record in Book 10275, page 255, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS UNIMPROVED PROPERTY KNOWN AS: **1233 - 1235 5th Avenue North, Nashville, Tennessee 37208**

IN WITNESS WHEREOF, I have hereunto set my hand to this Quit Claim Deed.

DATE: 12/29/04

John Thomas Horton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, John Thomas Horton, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he executed the foregoing Quit Claim Deed for the purposes therein contained.

WITNESS my hand and official seal , this 29 day of December, 2004.

DONNA E. HAGGITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Donna E Haggitt
NOTARY PUBLIC

My Commission Expires: 11/22/08

AFFIRMATION OF VALUE

I do hereby swear or affirm that the actual consideration for this transfer is $10.00 which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

DATE: 12/29/04

John Thomas Horton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, John Thomas Horton, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he executed the foregoing Quit Claim Deed Affirmation of Value for the purposes therein contained.

WITNESS my hand and official seal , this 29 day of December, 2004.

DONNA E. HAGGITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Donna E Haggitt
NOTARY PUBLIC

My Commission Expires: 11/22/08