PICK-UP

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 01/14/05 08:18 2 pgs
Fees:12.00 Taxes:0.00
20050114-0005154

FROM: JERRY LEE HUNTER

TO: CALLIE MATTHEWS

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Callie Matthews 2017 26th Avenue, North Nashville, TN 37208	Same	Map 081-06-0 Parcel 197.00

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
404 James Robertson Parkway
1850 Parkway Towers
Nashville, Tennessee 37219
(615) 244-7788

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Callie Matthews
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF January, 2005.

Toni Barrett
NOTARY PUBLIC
My Commission Expires: 5-3-08

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a conveyance to create a fee simple absolute I, Jerry Lee Hunter, by these presents do hereby quitclaim and convey all my interest unto Callie Matthews, her successors and assigns, all right, title and interest in and to the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Cumberland Gardens, Section 3, as of record in Book 2854, page 146, Register's Office for said County.

SAID Lot No. 24 fronts 60 feet on the west side of 26th Avenue North and extends back between parallel lines 125 feet to a dead line in the rear, measuring 60 feet thereon.

BEING the same property conveyed to Jerry Lee Hunter and wife, Margaret I. Hunter from Area Properties Company, Inc. by deed in Book 3253, Page 101. The said Margaret I. Hunter having since died.

This conveyance is subject to any and all existing restrictions and easements of record.
THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.
This is improved (X) property, known as 2017 26th Avenue, North, Nashville, TN 37208.

And now, I, Jerry Lee Hunter, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Callie Matthews, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 5th day of January, 2005.

Jerry Lee Hunter
JERRY LEE HUNTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, Jerry Lee Hunter, the grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 2005.

Joni Barrett
Notary Public

JONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires 5-24-08