Davidson County DEEDQC
Recvd: 02/18/05 14:00 1 pg
Fees:12.00 Taxes:0.00

20050218-0018635

QUITCLAIM DEED

G-LM-04-1310A

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Isaiah M. Kanies	First Tennessee, N.A.	
(NAME)	(NAME)	
1310 Shelby Avenue	2525 West End Ave., Ste. 300	83-13-269
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Isaiah M. Kanies and wife, Joy M. Kanies HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Isaiah M. Kanies and wife, Joy M. Kanies(1/2 undivided interest) and Luke A. Kanies, married (1/2 undivided interest) HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 86 IN PAYNE, BLAKEMORE AND CUMMINGS ADDITION TO EAST NASHVILLE A PLAN OF WHICH IS OF RECORD IN BOOK 57, PAGE 70, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 86 FRONTS 69 FEET ON THE SOUTH SIDE OF SHELBY AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, ALONG THE WEST SIDE OF 14TH STREET, 160 FEET TO AN ALLEY. THERE IS A 10-FOOT STRIP ON THE REAR OF THIS LOT WHICH HAS BEEN SOLD TO THE NASHVILLE GAS & HEATING COMPANY AND IS NOT INCLUDED IN THIS CONVEYANCE. INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE, IS THE PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY IN INSTRUMENT NUMBER 20040505-0051410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to the within named grantor by deed of even date and recorded simultaneously herewith in Instrument No. 20050218-0018634, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1310 Shelby Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 17th day of February, 2005.

Isaiah M. Kanies

Joy M. Kanies

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Isaiah M. Kanies and Joy M. Kanies, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

Witness my hand and official seal, this the 17th day of February, 2005.

Notary Public