Davidson County DEEDQC
Recvd: 02/23/05 13:29 3 pgs
Fees:17.00 Taxes:0.00
20050223-0019728

**THIS INSTRUMENT WAS PREPARED BY:**

**Robert J. Turner & Assoc., P.C.**
**208 Third Avenue North, Suite 100**
**Nashville, Tennessee 37201**

QUITCLAIM DEED

FROM: Margarette Ann Curtis

Map and Parcel No.:33-16-151

TO: Leo Curtis, Jr.

Address New Owner(s) as follows:
Leo Curtis, Jr.
1142 Apple Valley Road
Madison, TN 37115

Send Tax Bills To:
Same

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AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I, Leo Curtis , after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Leo Curtis v. Margarette Curtis, Docket No. 03D-1962, Fourth Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Leo Curtis Jr.
Leo Curtis

Sworn to and subscribed before me, this 23rd day of FEBRUARY, 2005.

NOTARY PUBLIC

My Commission Expires: 5/29/05

LORI ALDRED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, Margarette Ann Curtis , does transfer, quitclaim and convey unto the said Leo Curtis, Jr., his heirs, successors, and assigns, all of her rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Primrose Meadows, Section 2, as of record in Book 4860, Page 105, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to James H. Balch and wife, Ruth E. Balch, by deed from Cherokee Capital Corporation of record in Book 5223, Page 896, Register's Office for Davidson County, Tennessee.
>
> This said James H. Balch and Ruth E. Balch having since died. Will of Ruth Elizabeth Balch (case#96p-1399)names Bobby Jean Blach as Executrix and gives her authority to sell
>
> The fore going is the same legal description as appears in the previous deed of record
>
> BEING the same property conveyed to Leo Curtis Jr. and Ann Curtis by deed from the Estate of Ruth E. Balch by Bobby Jean Balch, Executrix of record in Book 5223 Page 896, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Leo Curtis, Jr by deed of record from Margarette Ann Curtis, Register's Office for Davidson County, Tennessee.

This is improved property known as 1142 Apple Valley Road, Madison, Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leo Curtis, his heirs, successors, and assigns, forever.

Witness my hand this 23 day of February, 2005.

Margarette Ann Curtis

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for said County and State, the within named Margarette Ann Curtis, the bargain or, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of FEBRUARY, 2005.

NOTARY PUBLIC

My Commission Expires: 5/24/05

LORI ALDRED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.