Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20050414-0041494

QUITCLAIM DEED

FROM:	Madison M. Waggoner	This instrument was prepared by:
TO:	L. R. DeMarco, Trustee, and	L. R. DeMarco Rutherford, DeMarco & Simons 214 Second Avenue North, Suite 400
FROM:	L. R. DeMarco, Trustee	Nashville, TN 37201-1602
TO:	Madison M. Waggoner, and wife Nancy S. Waggoner	

Address of New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Madison M. Waggoner and Nancy S. Waggoner 1404 Shelton Avenue Nashville, TN 37216	SAME	103 and Group 4 Parcel 326

For the express purpose of making a reconveyance to Madison M. Waggoner and wife, Nancy S. Waggoner, I, Madison M. Waggoner, by these presents do hereby quitclaim and convey unto L. R. DeMarco, Trustee, the following described tract or parcel of land to wit:

> **Being** Lot No. 33 on the map of Charlotte Avenue Church of Christ Addition to West Nashville, as of record in Book 547, page 199, Register's Office for said County, and described as follows:
>
> **Beginning** at a point in the south margin of Wyoming Avenue at the corner of Lot Nos. 33 and 34; thence with the line between said lots, southerly 212.7 feet to the north margin of an alley; thence with the margin of the same, easterly 259.7 feet to the westerly right of way line of the West Nashville Branch of the N.C. & St. L. Railroad; thence with the line of the same, around a curve, in a northerly direction 334 feet to the south margin of Wyoming Avenue; thence with the margin of the same, westerly 43 1/4 feet to the beginning.
>
> **Being** the same property conveyed to Madison M. Waggoner, who was the sole heir at law of Ida Waggoner, and evidenced by an Affidavit of Inheritance of Real Estate recorded in Instrument No. 200304300057572, Register's Office of Davidson County, Tennessee.

This is improved property known as 4022 Media Street, Nashville, Tennessee 37209.

And now, I, the said L. R. DeMarco, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Madison M. Waggoner and wife,

Nancy S. Waggoner, their heirs and assigns, the same property herein above 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, we have hereunto set our hands this 13th day of April, 2005.

Madison M. Waggoner
MADISON M. WAGGONER

L. R. DeMARCO, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand at office, this 13 day of April, 2005.

Maxine Q. Sims
NOTARY PUBLIC

My commission expires: 7/29/2006

MAXINE Q. SIMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. R. DeMARCO, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed within instrument for purposes therein contained.

Witness my hand at office, this 13 day of April, 2005.

Maxine Q. Sims
NOTARY PUBLIC

My commission expires: 7/29/2006

MAXINE Q. SIMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY