268

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS }
{	{	}
{H. Carl Fitzgerald	{ New Owners	} Map 118-1 }
{Larry D. Allison	{	} Parcel 167.00 }
{2900 12th Ave. S.	{	}
{Nashville, TN 37204	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney, 4515 Harding Pike, }
{Suite 315, Nashville, Tennessee 37205. Prepared from information furnished by }
{the parties hereto without the benefit of a title examination.

Davidson County DEEDQC
Recvd: 04/27/05 14:52 2 pgs
Fees:12.00 Taxes:0.00
20050427-0047049

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficient of all of which are hereby acknowledged, I, Betty Brent, a widow (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto H. Carl Fitzgerald and Larry D. Allison (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being part of Lots Nos. 71 and 72 on the Plan of Dr. L. B. Noel's Subdivision of Idlewild, as of record in Book 332, page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Said parts of said lots adjoin and front together, 101.6 feet on the southerly side of Paris Avenue (formerly Pope Avenue) and extend back southerly 125 feet with the easterly margin of 12th Avenue South (formerly Granny White Pike) on the westerly line and 125 feet on the easterly line, to a line in the rear on which they measure 120 feet, more or less.
>
> Being the same property conveyed to H. Carl Fitzgerald and Larry D. Allison by Warranty Deed from Betty Brent d/b/a/ Brent Bonding Co. of record in Book 10510, Page 111, Register's Office for Davidson County, Tennessee. The purpose and intent of this Quitclaim Deed is to ensure that all of the interest of Betty Brent in the above described real property has been conveyed to the Grantees named herein. The deed of record in Book 10510, Page 111 appears to have a defective notary acknowledgment and the Grantor herein has

executed this instrument to convey all of the interest she obtained by the instrument of record in Book 9130, Page 293, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2900 12th Avenue South, Nashville, TN 37204

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $ 0.00.
(
(
(
(Subscribed and sworn to before me
(this 4th day of ~~March~~ April, 2005.
(
(
(
(My Commission Expires: 11/26/05

KEVIN R. WISE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV. 26, 2005

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 4th day of ~~March~~ April, 2005

BETTY BRENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of ~~March~~ April, 2005

Notary Public

My Commission Expires: 11/26/05

KEVIN R. WISE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 26, 2005

TOTAL P.03