Davidson County DEEDQC
Recvd: 07/12/05 12:19 2 pgs
Fees:12.00 Taxes:0.00
20050712-0080584

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Patsy R. Claude 6210 Nolensville Road Nashville, Tennessee 37211	Same	Map 173-00-0 Parcel 63.00

This instrument prepared by: David B. Gray, Hix & Gray, PLC
1620 AmSouth Center, 315 Deaderick Street, Nashville, Tennessee 37238

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Howard Claude, Trustee with full power to sell, encumber, convey without the power or enjoinder of any beneficiary** ("Grantor"), hereby sells and quitclaims to **Patsy R. Claude** ("Grantee"), her heirs and assigns, all of Grantor's rights, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows:

> Being Lot No. 6 on the map of the subdivision of part of the King property in the 5th Civil District of Davidson County, Tennessee, known as the H.E. Bernal Subdivision and described according to a copy of a survey thereof made by H.B. Fowlkes, surveyor, dated October, 1946, as follows:
>
> Beginning at a point in the Easterly margin of Nolensville Pike at the corner of Lot Nos. 5 and 6; thence with the margin of said Pike Northerly 119.1 feet to a point; thence at right angles easterly 15 feet to a point in the said Pike; thence with the margin of the same, northerly 81.9 feet to the corner of Lots Nos. 6 and 7; thence with the line between said lots easterly 703.6 feet; thence south 44 deg. 8' East 200.3 feet to the corner of Lots Nos. 5 and 6; thence with the line between said lots westerly 723.9 feet to the beginning, containing 3.3 acres, more or less.
>
> Being the same property conveyed to Howard Claude, Trustee with full power to sell, encumber, convey without the power or enjoinder of any beneficiary by deed from Linda Claude, of record in Book 6131, page 836, Register's Office for Davidson County, Tennessee.

This conveyance of the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property, known as 6210 Nolensville Road Nashville, TN 37211

Executed this 30th day of June, 2005.

Howard Claude, Trustee

Howard Claude, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Howard Claude, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

WITNESS my hand, this 30th day of June, 2005.

Notary Public

My Commission Expires: 1/26/08

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2005.

Notary Public

My Commission Expires: 1/26/08

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.