THIS INSTRUMENT PREPARED WITHOUT
TITLE SEARCH, FROM INFORMATION
PROVIDED BY THE PARTIES by: Robert H. Stratton - Attorney At Law
4811 Lebanon Road, Suite 209
Hermitage, Tennessee 37076
(615) 902-0311

Davidson County DEEDQC
Recvd: 07/13/05 13:44 2 pg
Fees:12.00 Taxes:0.00
20050713-0081229

GRANTEE:	**Tony Parker**	**Map & Parcel No.** **69 - 16 - 67**
ADDRESS:	**1600 Elizabeth Road** **Nashville, Tennessee 37218**	
Send Tax Notice to:	**Tony Parker** **1600 Elizabeth Road** **Nashville, Tennessee 37218**	

QUITCLAIM DEED

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lance M. Hornbuckle and Ernie Midgett,**

Have bargained and sold, and by these presents do remise, release and **QUITCLAIM** unto , Tony Parker all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, subject to a contemporaneously executed Deed of Trust, as follows, to wit:

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 12 on the Revised Plan of J. J. Holzapfel's Subdivision, Bordeaux, Tennessee, described according to a new survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the southerly margin of Elizabeth Street 199 feet west of the northwest corner of the property conveyed to James C. Pickett and wife, by deed from L. I. Overstreet and wife, of record in Book 1913, page 23, in the Register's Office for said County, being the corner of Lots Nos. 12 and 13; thence with the line between said two lots southwardly 156.15 feet to the northerly margin of Ashton Avenue; thence with the northerly margin of said Avenue westwardly 100 feet to the easterly margin of a 50 foot unnamed street; thence with the easterly margin of said unnamed street northwardly 136.05 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a northeasterly direction 31.52 feet to the southerly margin of said Elizabeth Street; thence with the southerly margin of same eastwardly 79.9 feet to the beginning.

Being the same property conveyed to Lance M. Hornbuckle and Ernie Midgett and William Farmer by deed from J. Robin McKinney, Jr. Administrator of the Estate of Joe Edward Jelley of record in Book 9006, Page 491 Register's Office for said County.

Being the same property conveyed to Barbara Simmons by deed dated September 9th, 1998, from Lance M. Hornbuckle, Ernie Midgett and William Farmer of record in Book 11114, Page 719 Register's Office for said County.

Being the same property conveyed to Robert H,. Stratton, Trustee, by Deed of Trust, from Barbara Simmons, of record in Document # 20020128-00117757 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lance M. Hornbuckle and Ernie Midgett by Deed Trustee Deed, from Robert H. Stratton, Trustee, of record in Document # 20041112-0136080, Register's Office for Davidson County, Tennessee.

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

That no survey was made and that the description herein is the same description as in the prior deed of record. This deed was prepared without benefit of a Title Examination and therefore the preparer makes no certification as to the validity of the title thereto.

This is [X] improved [ ] unimproved property, known as:

1600	Elizabeth Road	Nashville	Tennessee	37218
(House Number)	(Street)	(City)	(State)	(Zipcode)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HAND(S) THIS 7 **DAY OF** ~~June~~ July, **2005.**

BY: _____ **BY:** _____

Lance M. Hornbuckle **Ernie Midgett**

ACKNOWLEDGMENTS:

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lance M. Hornbuckle** and **Ernie Midgett** the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this the 7 ~~day~~ of July ~~June~~, 2005.

BY: _____
Notary Public

My Commission Expires: 5/24/08

JUNE N. TULL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $82,900.00 and other good and valuable consideration.

BY: _____ **BY:** _____

Lance M. Hornbuckle **Ernie Midgett**

SUBSCRIBED AND SWORN BEFORE ME BY Lance M. Hornbuckle and Ernie Midgett THIS THE 7 day of ~~June~~ July, 2005.

BY: _____
Notary Public

My Commission Expires: 5/24/08

JUNE N. TULL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY