Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20050808-0093742

Prepared by Warner H. Session, Esq.
Session Law Firm
1150 Connecticut Ave., NW
Washington, DC 20036

# QUITCLAIM DEED

**New Owners**:
James MacDonald Williams, Jr.
Sheila Elizabeth Vaden-Williams
10907 Forestgate Place
Glendale MD 20769

**Send tax bills to**:
Same

Map-Parcel
Map 71-16
Parcel 373

**FOR AND IN CONSIDERATION** of the sum of Ten ($10) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledge, I Eugene O. Vaden, have this day bargained and sold, and do hereby transfer, convey and quitclaim to James MacDonald Williams, Jr. and Sheila Elizabeth Vaden-Williams as husband and wife, their heirs and assigns, in fee simple, but reserving unto myself a life estate, all my right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County Tennessee, Being Lot No. 20 on the Plan of Tom Joy Subdivision, Map 71-16, Parcel 373, a plat of which is of record in Book 3600, page 47, Registers office for said County (the "Property").

Said Lot No. 20 front 55.15 feet on the northerly side of North 6th Street and extends back between lines 101.0 feet on the westerly line and 106.6 feet on the easterly line to a line on the rear on which it measures 73.00 feet.

Being part of the same property conveyed to Eugene O. Vaden and Wife Alvenia Jessie Vaden by deed of record from Andrew Ewing, Trustee, in Book 3872, page 755, in Register's Office for Davidson County, Tennessee.

Said conveyance is expressly subject to the following:

1. Restrictive Covenants of record in Book 3763, page 136, Register's Office for Davidson County, Tennessee.
2. The Plan of record in Book 3600, page 47, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line form North 6th

Street, and a 10-food easement for public utility purpose along the rear line of said lot. And a 2.5 x 30-foot utility anchor easement located on the southeast corner of said lot.

This is improved property know as 1323 North 6th Street, Nashville. Tennessee.

**WITNESS** my hand this 5th day of August, 2005.

Eugene O. Vaden

Eugene O. Vaden

Personally appeared before me, the undersigned, a Notary, Eugene O. Vaden, the within named bargain or with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for he purposes therein contained.

Witness my hand, at office, this 5th day of August, 2005

Sandra A Johns
NOTARY PUBLIC

My commission expires:

The actual consideration or value whichever is greater, for this transfer is Ø $

Eugene O. Vaden
AFFIANT

Subscribed and sworn to before me, this 5th day August, 2005

My commission expires:

District of Columbia : SS
Subscribed and Sworn to before me, in my presence.
this 5th day of August, 2005
Sandra A Johns
Sandra A. Johns, Notary Public, D.C.
My commission expires May 31, 2009

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.**