Davidson County DEEDQC
Recvd: 08/17/05 08:15 2 pgs
Fees:12.00 Taxes:0.00

20050817-0097321

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 3720
FILE BOX "7"

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
BEN BROWN 205 Mill Station Ct. Nashville, TN 37207	**SAME**	**69-3-17** **13 DA 51110**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, THELMA G. MARTINDALE, A WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO BEN BROWN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Two tracts of land in said county and State as follows:

Tract No. I: Being the westerly half of Lot No. 25 of Block "DD" on the Revised Map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for said County.

Said part of Lot No. 25 fronts 37.5 feet on the northerly side of Fairview Drive and extends back 236 feet , more or less, on the easterly line and 233.7 feet on the westerly line to a dead line, measuring 37.6 feet thereon.

Tract No. 2: Being Lot No. 26 of Block "DD" on the Revised Map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for said County.

Said Lot No. 26 fronts 75 feet on the northerly side of Fairview Drive and runs back 233.7 feet on the easterly line and 228.1 feet on the westerly line, to a dead line in the rear, measuring 75.2 feet thereon.

Being the same property conveyed to John Henry Martindale and wife, Thelma G. Martindale by Installment Deed from W. S. Keith and wife, Magdalene Keith, of record in Book 4928, page 717, Register's Office for Davidson County, Tennessee. The said John Henry Martindale having since died.

Unimproved ( )
This is improved (X) property known as **3814 Fairview Drive, Nashville, Tennessee**

WITNESS my hand this 10th day of August, 2005.

Thelma G. Martindale

THELMA G. MARTINDALE

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 THELMA G. MARTINDALE, 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, on this 10th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

