Davidson County DEEDQC
Recvd: 10/06/05 12:28 3 pgs
Fees:17.00 Taxes:0.00

20051006-0120681

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline C. Elkins (NAME)	Same (NAME)	MAP 072-02-0
3728 Baxter Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCELS 110 & 112
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

AMTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite
Goodlettsville, TN 37072

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

___ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Jacqueline C. Elkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF October 2005.

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 10/26/05
(AFFIX SEAL)

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Monica C. Blackmore, Unmarried, by these presents do hereby quitclaim my/our interest unto Jacqueline C. Elkins, Unmarried, her successors and assigns, all her right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, described as follows:
TRACT NO. 1: BEING the north 1/2 of Lot No. 48 and the south 40 feet front and 42 feet rear of Lot No. 49 on the Plan of Mrs. E.B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said County.

SAID parts of Lots Nos. 48 and 49 front together 65 feet on the easterly side of Baxter Street and extend back 109 feet 6 inches, more or less, on the northerly line, 141.75 feet on the southerly line to a dead line measuring 68 feet 2 inches thereon.

TRACT NO. 2: BEING the southerly part of Lot No. 6 on the Map of Ross T. Hughes' Subdivision of Lot No. 11, Patterson and Young's Subdivision, as of record in Book 547, page 174, Register's Office for said County, described as follows:

BEGINNING at a point 281 feet 2 inches southwardly from a stone in the south margin of Gillock Street, the northwest corner of Lot No. 5 on said Plan in the west margin of said Subdivision; thence along the westerly line of Lot 6, south 1 deg. 31' west 68 feet 10 inches to a point, the southwest corner of Lot No. 6; thence south 63 deg. east 165 feet to a point 200 feet from the Gallatin Road, the southeast corner of Lot No. 6; thence with the east line of

CONTINUED

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

Witness my hand this 6th day of October 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Monica C. Blackmore
Monica C. Blackmore

CASTQCDE

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 Monica C. Blackmore, Unmarried

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 Goodlettsville, Tennessee, this 6th day of October 2005.

Commission expires 10/26/05

Doris Coley
Notary Public

DORIS COLEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

said lot north 27 deg. 30' east 83 feet to a point; thence westerly 195 feet more or less to the point of beginning.

BEING the same property conveyed to Raymond A. Jones and wife, Jacqueline C. Jones by Warranty Deed dated March 16, 1988 of record in Book 7495, page 481, Register's Office for Davidson County, Tennessee. Said parties having since divorced. By Quitclaim Deed dated June 20, 2000, Raymond A. Jones conveyed all of his right title and interest in and to subject property to Jacqueline C. Jones, of record at Instrument No. 20001031-0107891, said Register's Office. The said Jacqueline C. Jones having since married Johnnie H. Stewart, and subsequently divorced. By Quitclaim Deed dated Feb. 13, 2002, Johnnie H. Stewart conveyed all of his right title and interest to Jacqueline C. Stewart, recorded Feb. 26, 2002, of record at Instrument No. 20020226-0024096, said Register's Office. For the express purpose of changing her name Jacqueline C. Elkins conveyed all of her right title and interest to Jacqueline C. Elkins, an unmarried woman, by Quitclaim Deed recorded 05/12/04 of record at Instrument No. 20040512-0055292. By Quitclaim Deed dated June 02, 2004, Jacqueline C. Elkins having since conveyed all of her right title and interest in and to subject property, reserving unto herself a life estate, to Monica C. Blackmore, recorded June 15, 2004 at Instrument No. 20040615-0070436, Register's Office for Davidson County, Tennessee.