Davidson County DEEDQC
Recvd: 01/06/06 12:07 2 pgs
Fees:12.00 Taxes:0.00
20060106-0002287

This Instrument Prepared By & Return to:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2050155
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Barbara Janet England,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Barbara Janet England and Roger Dale Meadows, Sr., unmarried,** all my rights, title and interest in and to the following described real estate, to-wit:
Property Address: 1811 Ashton Avenue, Nashville, Tennessee 37218

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being all of Lot No. 34 on the Map of Ashton's subdivision of J.M. Lewis Farm at Bordeaux, Tennessee as of record in Book 421, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 147.3 feet on the northerly side of Ashton Avenue and runs back on the easterly line 200 feet to a dead line and runs back on the westerly line 214 feet to said dead line and shows 71 feet on said dead line.

Including but expressly Excluding that part of said Lot No. 34 sold and conveyed to the said Teresa D. McEwen by deed from Graham D. Sims et al of record in Book 8912, page 545, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara Janet England from Teresa D. McEwen by Quitclaim Deed dated November 10, 2005 and recorded 11-17-05 in Instrument # 20051117-0138968 Register's Office for Davidson County.

This conveyance is subject to Easements of record in Book 4006, page 628 and Book 4125, page 525; and all matters of record on plat in Plat Book 421, page 19, Register's Office for Davidson County.

Also herein conveyed is the following Driveway Easement Tract described as follows:

BEGINNING at an iron pin (old) in the northerly margin of Ashton Avenue, the southeast corner of a tract of land which belongs to Teresa D. McEwen, having a deed reference in Book 8912, page 545, RODCT, said iron pin being located from an iron pin (old), in the northerly margin of Ashton Avenue, the southwest corner of a tract of land which belongs to Scottie Allen Yant, having a deed reference in Instrument No. 20031222-0181869, RODCT, N 53 degrees 36' 27" E, 70.11 feet, to the point of beginning, the southwest corner of this easement, and continuing, as follows:
N 36 degrees 30' 04" W, 68.14 feet to a point in the easterly boundary of said tract of land which belongs to Teresa D. McEwen; thence with a new line, as follows; N 53 degrees 29' 56" E, 10.00 feet; thence, S 36 degrees 30' 04" E, 68.16 feet to a point in the northerly margin of Ashton Avenue; thence, S 53 degrees 36' 27" W, 10.00 feet, to the point of beginning, containing 682 sq. ft. as surveyed by Steven E. Artz, Tennessee Licensed No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated August 2, 2005.

BJE
Sellers Ints.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 28th day of December, 2005.

Barbara Janet England
Barbara Janet England

STATE OF TENNESSEE
COUNTY OF Williamson

On this 28th day of December, 2005, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Barbara Janet England** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

9.19.09
My Commission Expires:

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 28th day of December, 2005.

Notary Public

My Commission Expires: 9.19.09

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tax/Map ID & Parcel
69-16-126.00

New Owners:
Barbara Janet England
Roger Dale Meadows, Sr.
1811 Ashton Avenue
Nashville, TN 37218

Send Tax Bills to :
SAME