Davidson County DEEDQC
Recvd: 01/27/06 12:10 2 pgs
Fees:12.00 Taxes:0.00

20060127-0010640

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 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.

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

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 NUMBERS
MARY C. STARKS **1123 Sharpe Avenue** **Nashville, TN 37206**	**SAME**	**83-1-329**

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, **WE, HVS PROPERTIES, A Partnership now composed of TIM VILLAGER, NYLA VILLAGER and KENNETH M. STARKS**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **MARY C. STARKS**

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

LAND in Davidson County, Tennessee, being the east one-half of Lot No. 6 on the map of E. T. Brown Subdivision, of the Sharp Lands of record in Book 332, page 7, Register's Office of said County.

SAID part of Lot No. 6 fronts 50 feet on the northerly side of Sharpe Avenue and runs back between parallel lines 228 feet, more or less, to a dead line.

BEING the same property conveyed to HVS Properties by deed from Phillip G. Hord et al, of record in Book 7437, page 432, Register's Office for Davidson County, Tennessee. By deed of record in Book 9593, page 528, Phillip G. Hord and wife, Julia Ann Hord conveyed their interest in the partnership to Tim Villager and wife, Nyla Villager.

Unimproved ( )
This is improved (X) property known as **1123 Sharpe Avenue, Nashville, Tennessee 37206**

WITNESS our hands this 19th day of January, 2006.

HVS PROPERTIES

By: _____
TIM VILLAGER, PARTNER

By: _____
NYLA VILLAGER, PARTNER

By: _____
KENNETH M. STARKS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid personally appeared TIM VILLAGER, NYLA VILLAGER and KENNETH M. STARKS, with whom I am personally acquainted and who upon oaths acknowledged themselves to be the Partners of HVS PROPERTIES, a Partnership, the within named bargainor, and that they as such Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as such Partners.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of January, 2006.

Alan L Saturn
NOTARY PUBLIC

My Commission Expires: 7/29/2006

