Return to: JTC
#3168-3

BOX 14-A

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 02/09/06 09:00 2 pgs
Fees:12.00 Taxes:0.00

20060209-0015997

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2006.

KATHY HAM NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 11-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Diana L. Johnson	**NEW OWNER**	**Map 118-04, Parcel 041**
510 Rosedale Avenue		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William B. Stewart and Dorothy M. Stewart, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Diana L. Johnson, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 6th, formerly 9th Civil District of Davidson County, Tennessee, being known as Tract No. 1, on the map showing Re-Subdivision of Lot Nos. 1 to 6 inclusive of a part of the J. W. Russwurm property on Rose or Rosedale Avenue and described according to a survey made by Hal R. Swann, Surveyor, March 8, 1943, as follows:

BEGINNING at the northwest corner of Gladstone Avenue and Rosedale Avenue; thence, northerly along the westerly margin of Gladstone Avenue, 104.6 feet to an iron pin; thence, leaving said Avenue and running in a northwesterly direction 28.6 feet to an iron pin at the northeast corner of said lot; thence, westerly along the North line of said Lot, 62.7 feet to an iron pin at the corner of Lot Nos. 1 and 2; thence, southerly along the line between said lots, 149.3 feet to an iron pin in the northerly margin of Rosedale Avenue; thence, easterly along the margin of said Avenue, 66.7 feet to the BEGINNING.

Being the same property conveyed to Willie Moore Stewart, William B. Stewart and wife, Dorothy M. Stewart, by Quitclaim Deed from Willie Moore Stewart, of record in Book 8244, Page 535, Register's Office for Davidson County, Tennessee. The said Willie Moore Stewart having since died.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is Improved (_X__) Unimproved (____) property, known as: **510 Rosedale Avenue, Nashville, TN 37211**

Witness my/our hand(s) this **10th** day of **February, 2006.**

William B. Stewart
William B. Stewart

Dorothy M. Stewart
Dorothy M. Stewart

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 **William B. Stewart and Dorothy M. Stewart, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of **February, 2006.**

Notary Public

My Commission Expires: 11-19-06