Davidson County DEEDQC
Recvd: 03/27/06 11:41 4 pgs
Fees:22.00 Taxes:0.00
20060327-0034518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10.00

Aubrey D. Stevens
AFFIANT

Subscribed and sworn to before me, this 24th day of March 2006.

Suzanne Adams
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-22-07

SUZANNE ADAMS Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires September 22, 2007

This instrument was prepared by: Beck & Beck, Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS: 4814 Tanglewood Drive, Nashville, TN 37216

SEND TAX BILLS TO: 4814 Tanglewood Drive, Nashville, TN 37216

MAP and PARCEL: 19-061.04-0-088.00-

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QUITCLAIM DEED GRANTING RIGHTS OF SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS that I, **AUBREY D. STEVENS**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby [convey,] remise, release and forever quitclaim unto **MARTHA JANE SMITH**, a

FUTURE ESTATE with **RIGHTS OF SURVIVORSHIP** after the death of Aubrey D. Stevens, his heirs and assigns, such of my right, title and interest in and to a certain tracts [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tracts [parcel] of land, which are described as follows:

Land in the Eleventh Civil District of Davidson County, Tennessee, being Lot No. 11 of Block "A" on the Map of Hayesboro Development Company's Hayesboro Subdivision, as of record in Book 1130, page 47, Register's Office for said County, described as follows:

Beginning on the easterly margin of Tanglewood Drive, at the corner of Lots Nos. 10 and 11; thence with the line between said two lots, eastwardly 108.1 feet to the northeast corner of Lot No. 10; thence northwardly 113.4 feet to the southerly margin of Ruskin Avenue; thence with said Avenue, westwardly 170.1 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 30 feet in a southwesterly direction, 48.8 feet to a concrete monument on the easterly margin of Tanglewood Drive; thence with said Drive, southwardly 69.6 feet to the beginning.

Being the same property conveyed to Allen T. Wood and wife, Mallie Mae Wood, by deed from C. F. Cantrell and wife, Effie M. Cantrell, of record in book 1779, page 81, said Register's Office.

Being the same property conveyed to Aubrey D. Stevens and wife, Corinne Stevens of record in Book 2280, Page 277, in Register's Office in Davidson County, Tn. Corrine Stevens having since died leaving the property entirely to her husband, Aubrey D. Stevens.

This property known as 4814 Tanglewood Drive, Nashville, TN 37216.

On July 7, 1975, there was recorded in Book 4929, Page 384, a quit claim deed from Metropolitan Government of Nashville and Davidson County, Tennessee to A. D. Stevens, et ux deeding:

> That property within the right-of-way of the portion of Ruskin Avenue abandoned by Metropolitan Ordinance No. 74-1176 adjoining the lot identified as Parcel #61-4-88.

This deed was effected according to Amendment No. 1 to Bill No. 74-1176.

I move to amend Ordinance No. 74-1176 by adding the following at the end of section 3.

"The Metropolitan Mayor is hereby authorized to execute a quitclaim deed for that property within the right-of-way of Ruskin Avenue, which is abandoned by this Ordinance and that portions of Parcels #61-4-39 and 61-4-40 as shown on the Official Property Identification Maps of the Metropolitan Government of Nashville and Davidson County, Tennessee, located between the former right-of-way of Ruskin avenue and the new right-of-way of Ruskin Avenue as constructed by the Metropolitan Department of Public works to abutting private property owners.

Signed by Paul G. Blankenship, Member of Council

Metropolitan Government has joined lot no. 11 BLK A Hayesboro Dev. Co. And PT closed street as outlines in two deeds above under one tax ID no. 19-061.04-0-088.00.

This conveyance is made pursuant to the provisions of Section 66-5-101, Tenn. Code Ann., and for the express purpose of creating a future estate with rights of survivorship after the death of Aubrey D. Stevens in and to the above-described property in the said County.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Said property is subject to a current land survey to ascertain property lines.

WITNESS my hand this 24th day of March, 2006.

Aubrey D. Stevens
AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Suzanne Adams, a Notary Public, in and for said County and State, **Aubrey D. Stevens**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 24th day of March, 2006.

Suzanne Adams
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-07

Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 22, 2007