Davidson County DEEDQC
Recvd: 04/06/06 13:11 2 pgs
Fees:12.00 Taxes:0.00
20060406-0039748

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.:
William Leslie Nance 3047 Richmond Hill Drive Nashville, TN 37207	William Leslie Nance 3047 Richmond Hill Drive Nashville, TN 37207	Map & Parcel 82-04-178 & 82-4-180

FOR AND IN CONSIDERATION of and pursuant to a divorce action filed in the Eighth Circuit Court for Davidson County, Tennessee, Case Number 05 D-1548, I, the under signed, VICKIE JENKINS NANCE, Grantor, by these presents do hereby quitclaim and convey unto WILLIAM LESLIE NANCE, his successors and assigns, forever, all his right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, Tennessee, and being described as follows, to wit:

TRACT NO. 1

Being lot No. 6 on the Map of "Thornby Place." as of record in Book No. 332, page 3, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the westerly side of McFerrin Avenue, as widened, and extends back between parallel lines, 144 feet to an alley.

TRACT NO. 2

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Thornby Place, as of record in Book 332, page 3, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the westerly side of McFerrin Avenue or Street as widened, and extends back between parallel lines 135 feet to an alley.

Included in this description but excluded from the conveyance is a perpetual easement for highway purposes to the State of Tennessee, under date of February 10, 1987 as follows: beginning at a point in the west margin of McFerrin Avenue, 118 feet north of the center line of Sharp Avenue; thence westerly 7 feet to a point; thence northerly 28 feet to a point; thence easterly 6 feet to a point; thence southerly 28 feet with the west margin of McFerrin Avenue to the point of beginning and containing 210 square feet more or less, as set out in instrument of record in Book 4101, page 980, Register Office for Davidson County, Tennessee.

Being the same property conveyed to Wade Lee Phelps by deed of record as instrument No. 20020115-0005812.

Being the same property conveyed to William L. Nance by Wade Lee Phelps, unmarried, by Warranty Deed of record in instrument number 20030210-0017803, Register's Office for Davidson County, Tennessee.

This is improved property known as ~~1125~~ 1126 McFerrin Avenue, Nashville, TN 37206 and Lot 5 Thornby Place.

IN TESTIMONY WHEREOF, the GRANTOR has hereunto set his signature on this the 5th day of April 2006.

VICKIE JENKINS NANCE

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 VICKIE JENKINS NANCE the bargainer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand and official seal on this 5 day of April, 2006.

NOTARY PUBLIC

My commission expires: 5/2007

HEATHER DAWN STOKES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer $0.00.

AFFIANT

SWORN to and subscribed before me, this 5 day of April, 2006

NOTARY PUBLIC

My commission expires: 5/2007

HEATHER DAWN STOKES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Fannie J. Harris, Attorney at Law
1130 Eighth Avenue South
Nashville, Tennessee 37203