QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/28/06 14:39 2 pgs
Fees:12.00 Taxes:0.00

20060628-0077549

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 21 DAY OF June, 2006

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Lucas Patton Shenita Lucas	New Owner	Map 72 Group 10 Parcel 241.00
1301Monetta Ave.		
Nashville TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

FOR AND 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, Anna Lucas Patton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO Anna Lucas Patton, unmarried
Shenita Lucas, unmarried

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:

Being Lot No. 1 on the Map of Hodge Place, as of record in the Register's Office of Davidson County, Tennessee, in Book 4060, Page 180, described as follows:

Beginning at a point on the easterly side of Northview Avenue, said point being the front common corner of Lots Nos. 1 and 2 of said Subdivision, thence along the easterly side of said Avenue, 3 deg. 45' west 100.7 feet to a point at the beginning of a curve; thence along the curve to the left having a radius of 25.0 feet, southeasterly 39.1 feet to a point on the northerly side of Moneta Street; thence along the northerly side of last mentioned street, south 85 deg. 51' east 70.2 feet to a point; thence north 3 deg. 45' east 126.2 feet to the rear common corner of said Lots Nos. 1 and 2; thence along the line between Lots Nos. 1 and 2, westerly 95.0 feet to the point of beginning.

Being the same property conveyed to Thomas Patton and wife, Anna Lucas Patton on 07/24/76, by deed from Thomas Patton and filed for record on 07/27/76 in Book 5051, page 17, said Register's Office for Davidson County, Tennessee. The said Thomas Patton has since died.

This is: Unimproved ( )
Improved (X) Property, known as 1301 Monetta Ave. (House Number) (Street) Nashville TN 37219 (P.O. Address) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 21 day of June, 2006

Anna Lucas Patton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Pamela B. Matheney a Notary Public in and for said County and State, the within named Anna Lucas Patton

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 2006.

Commission Expires:

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

Pamela B. Matheney
Notary Public