Davidson County DEEDQC
Recvd: 07/07/06 09:38 3 pgs
Fees:17.00 Taxes:0.00
20060707-0081516

2.67

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Edward Patton Jr. 109 Nocturne Forrest Court Nashville, TN 37207	New Owner	**Map** 91-8 **Parcels** 283 & 284

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

Know all persons by these presents, I, William Patton, Jr. (hereinafter referred to as the "Grantor") do hereby quitclaim, bargain, sell and convey unto Edward Patton, Jr. (hereinafter referred to as the "Grantee") all of Grantor's interest in the following described real estate located in Davidson County, Tennessee.

TRACT I

Being part of Lot No. 2 on the Subdivision of Lot No. 27, etc. of the Clifton Plan, as of record in Book 161, page 68, Register's Office for said County, described according to a survey made by Stephen A. Draper, Surveyor, June 39, 1953, as follows:

Beginning at the intersection of the center line of Albion, formerly Walker Street, and 40th Avenue North, formerly Clifton Street, thence with the Center of Albion Street, westwardly 164 feet, more or less, to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, south 14 degrees 17' west 109.8 feet to the northwest corner of the property conveyed to Jake Stein and wife, by deed from Julia Armstrong Burton Harris, of record in Book 2152, page 154, said Register's Office; thence with the northerly line of Stein property; North 61 degrees 16' East 155.8 feet to the westerly margin of 40th Avenue, North, the northeast corner of said Stein property; continuing in the same direction 33 feet, in all 188.8 feet in the center of 40th Avenue, North; thence with the center of said Avenue, northwestwardly 57 feet to the beginning.

TRACT II

Being part of Lot No. 2 on the Subdivision of Lot No. 27, etc. of the Clifton Plan, as of record in Book 161, page 68, Register's Office for said County, described according to a survey made by Stephen A. Draper, Surveyor, June 39, 1953, as follows:

Beginning on the westerly margin of 40th Avenue North, formerly Clifton Avenue, at a point 46 feet south of the Southwest corner of said Avenue and Albion Street; thence south 61 degrees 16' west 155.8 feet; thence south 14 degrees 17' west 135.2 feet; thence north 61 degrees 16' east 45 feet; thence north 30 degrees 15' east 50 feet; thence north 61 degrees 16' east 150 feet to the westerly margin of 40th Avenue North;

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of June, in the year 2006, before me the undersigned, personally appeared William Patton Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it. I declare under penalty of perjury that the person whose name is subscribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.

Notary Public

CHEVENE DUNCAN-HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-23-2010

thence with said Avenue northwardly 80 feet to the beginning.

Being the same properties conveyed to William Patton, Jr. by Final Decree Confirming Sale from the Chancery Court for Davidson County, Tennessee of record in Instrument Numbers 20001026-0106138 and 20001026-0106139, Register's Office for Davidson County, Tennessee. Also, by Default Judgment filed November 12, 2004 in Instrument Number 20041112-0136405, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 927 and 929 40th Avenue North, Nashville, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 27th day of June, 2006.
(
(
(
(My Commission Expires: 1-23-2010
(

Affiant

Notary Public

CHEVENE DUNCAN-HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 27th day of June, 2006.

WILLIAM PATTON JR.