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**THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES BY:**

**Key Title & Escrow Services, Inc.**
**Mark W. Kilpatrick, Attorney**
**215 Jamestown Park Rd. #204**
**Brentwood, Tennessee 37027**

Davidson County DEEDQC
Recvd: 07/11/06 15:42 2 pgs
Fees:12.00 Taxes:0.00
20060711-0083391

# QUITCLAIM DEED

**********

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| Lara Batey<br>105 Newton Nook<br>Brentwood, Tn 37027 | New Owner | 71-14-14 |

**********

FOR AND IN CONSIDERATION of $10.00 (Ten and 00/100 Dollars) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/We, Bessie Brown , by these presents do hereby quitclaim and convey all our right, title and interest unto Lara Batey, her successors and assigns, the following described or parcel of land, to wit:

**Being Lot No. 24 on the Plan of W. G. Bush's subdivision, as of record in Book 421, page 24, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 24 fronts 50 feet on the easterly side of Katie Avenue and runs back between lines, 165 feet on the northerly line and 1;62.7 feet on the southerly line to an alley in the rear, measuring 50 feet thereon.**

**Being the same property conveyed to Bessie Brown by Quitclaim deed of record in Book 7803, page 559, Register's Office of Davidson County, Tennessee.**

**Said property was subsequently conveyed to Ching F. Wong, subject to the equity of redemption, by Final Decree Confirming Sale in the Chancery Court for Davidson County, Tennessee, appearing of record as Instrument No. 20060227-0022338, said Register's Office.**

**Said Equity of Redemption was exercised, and a Decree for Redemption was issued by the Chancery Court for Davidson County, said decree being entered by the Clerk & Master of said court on May 26, 2006. A clerk certified copy of said decree is being filed simultaneously with this instrument, and may be found of record as Instrument No.** 20060711 0083389 .

**Bessie Brown and Bessie Stewart being one and the same person.**

**This conveyance is subject to taxes currently due and/or which may accrue in future years, and to any and all restrictions and easements which may affect the property and are currently of record.**

**This is improved property known as: 1207 Katie Avenue, Nashville, Tennessee, 37207.**

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

IN WITNESS WHEREOF, I / We have hereunto set our hand(s) on this the 11th day of July , 2006.

Bessie Brown by Lara Batey, Atty-in-fact
**Bessie Brown by Lara Batey,**
**Attorney-in-Fact**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

On this 11th day of July, 2006, personally appeared before me, the undersigned, Lara Batey , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of Bessie Brown , and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand this 11th day of July, 2006.

Notary Public

Commission Expires: 9/22/07

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $--0--.

Affiant

Subscribed and sworn to before me this 11th day of July, 2006.

Notary Public

My Commission Expires: 9/22/07

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires