Davidson County DEEDQC
Recvd: 08/22/06 12:31 2 pgs
Fees:13.00 Taxes:7.40

20060822-0103380

STATE OF TENNESSEE
COUNTY OF HICKMAN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000.00

X Sherry Waller Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 20064.

Janice Boone
Notary Public

MY COMMISSION EXPIRES: → 8-25-2007

(AFFIX SEAL)

JANICE BOONE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHERRY WALLER BEARD	**SAME**	**Map 81-16-668**
(NAME) **1024 10th Avenue North**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, FRANCES ARLENE HAYES AND I PATRICIA MALONE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY/OUR RIGHT, TITLE, AND INTEREST, UNTO **SHERRY WALLER BEARD.,** HER SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Lying in Davidson County, Tennessee, being Lot No. 7 on the plan of Haslan's Addition to Nashville, of record in Book 21, Page 17, Registers Office of Davidson County, Tennessee.

Said Lot fronts 44 ½ feet on the easterly side of 10th Avenue North formerly Belleville Street, and runs back 153 feet, on the Southerly line and 154 ½ feet on the northerly line to an alley and shows 40 feet on said alley.

Being the same property conveyed to the Metropolitan Development and housing Agency by Deed dated June 20, 1996 and filed for record on June 20, 1996 in Book 10093, Page 158, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Larry D. Waller by Warranty Deed from Metropolitan Housing Agency on May 29, 2003 of record in 20030813-0116616 Registers Office for Davidson County, Tennessee. Larry Waller having since died on January 20, 2005 and his estate being entered for Probate in the Probate Court of Davidson County pursuant to a Small Estate Affidavit entered under docket number 05P-758 on May 17, 2005.

Being the same property which is the subject of an Affidavit of Heirship filed in the Register of Deeds Office under recordation number # 20060822-0103379

Unimproved
This is improved X property, known as **1024 10th Avenue North,, Nashville, Tennessee 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 our hands this 25th day of July 2006.

Patricia Malone, Sister of the Late Larry D Waller

Frances Arlene Hayes, Sister of the Late Larry D. Waller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patricia Malone and Frances Arlene Hayes, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of July 2006.

My Commission Expires: 8-25-2007

JANICE BOONE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Janice Boone
Notary Public