Davidson County DEEDQC
Recvd: 10/19/06 15:22 2 pg
Fees:12.00 Taxes:0.00

20061019-0130121

RECORD & RETURN TO:
Community Title Company
2200 Abbott Martin Road
Nashville, TN 37215

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on October 10, 2006.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Attorney at Law
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Steven Way 231 Orlando Avenue Nashville, TN 37209	SAME	91-14-198

KNOW ALL MEN BY THESE PRESENTS that **Peggy A. Way**, an unmarried woman, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Steven Way**, an unmarried man, his successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 7 on an unrecorded Plan of resubdivision of a part of Lot No. 20 on the Plan of C.C. Vernon Farm, of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Norris H. Hickerson, Surveyor, on November 4, 1953, as follows:

Beginning at an iron pin in the westerly margin of Orlando Avenue, said iron pin being located South 10 degrees East 388' from the southerly margin of Lenox Avenue, said point being the Northeast corner of Lot No. 7 on the unrecorded plan of resubdivision of part of Lot No. 20 Plan of C.C. Vernon Farm, of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, running; thence, with the westerly margin of Orlando Avenue, south 10 degrees East 55' to an iron pin. Said iron pin being located North 10 degrees West 20' from the original corner of said Lot No. 7, running; thence, South 88 degrees 30' west 149.3 feet to an iron pin, said iron pin being located North 7 degrees 45 minutes West 20' from the Southwest corner of said Lot No. 7 running; thence, North 9 degrees 45 minutes West 42.5' to an iron pin, said iron pin being the Northwest corner of said Lot No. 7, running; thence, North 83 degrees 20 minutes East 147.5 feet to the point of Beginning.

Being the same property conveyed to Steven Way and Peggy A. Way, both unmarried, by Warranty Deed from The Abraxas Group, a Tennessee General Partnership, dated May 25, 2005, of record in Instrument No. 20050602-0062502, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on October 10, 2006.

Peggy A. Way

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Peggy A. Way who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of October, 2006.

John Cobb Rochford

Notary Public

My Commission Expires: 1/27/07

(SEAL)

