Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20070104-0001519

ADDRESS OF NEW OWNER
Eddie H. Davis
3019 Ambrose Avenue
Nashville, TN 37207

SEND TAX BILLS TO:
Same as new owner

MAP/PARCEL NO.
Map 72-05
Parcel 32

THIS INSTRUMENT PREPARED BY: Oldham & Dunning, LLC., 109 Public Square, Gallatin, TN 37066. (615) 452-1001; BASED SOLELY UPON INFORMATION SUPPLIED BY THE PARTIES.

QUITCLAIM DEED

For and in consideration of a Final Decree of Divorce between the parties, issued by the Sumner County Chancery Court, Docket #2006D-318, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, MARY LYNN BENET-DAVIS, by these presents does hereby Quitclaim, grant, and convey unto EDDIE H. DAVIS (aka Edward Hulan Davis), his successors and assigns, all of her right, title and interest in the following parcel of land in Davidson County, State of Tennessee, to wit:

Two tracts of land in the County of Davidson, State of Tennessee, more particularly described as follows:

Tract 1: Being Lot No. 26 on the Map of Section One, Rothwood, as of record in Book 1424, Page 134, Register's office for said County. Said Lot No. 26 fronts 70 feet on the west side of Ambrose Avenue and runs back between parallel 180 feet to a dead line.

Tract II: Being Lot No. 27 on the Plan of Rothwood, Section One, of record in Book 1424, Page 134, Register's Office for said County.

Said Lot No. 27 is situated on the northwesterly corner of the intersection of Ambrose Avenue and a 20-foot alley, fronting 50 feet on the westerly margin of Ambrose Avenue and 160 feet the northerly margin of said alley, said frontage being joined by a curve having a length of 31.4 feet, a radius of 20 feet. Said lot extends back from Ambrose Avenue 180 feet on the northerly line and 70 feet from said alley on the westerly side.

Being the same property conveyed to Eddie H. Davis and wife, Mary Benet Davis from Ruby C. Wilson, a widow, unmarried, and Ruby C. Wilson, Trustee, of the Hermon H. Wilson Trust by warranty deed dated July 20, 2004 same being of record as instrument Number 20040723-0088408, Register's office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the Plan of SECTION ONE, ROTHWOOD, of record in Plat Book 1424, page 134, said Register's Office, which plan includes a 30-foot minimum building setback line from Ambrose Avenue, a 10-foot public utility and drainage easement along the rear lot line.

This is improved property known as 3005 Ambrose Avenue, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed this the 7th day of December, 2006.

MARY LYNN BENET-DAVIS, GRANTOR

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Leticia Johnson, the undersigned, a notary public in and for said County and state, the within named MARY LYNN BENET-DAVIS, the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Glenbrook, Tennessee, this the 7th day of December, 2006.

NOTARY PUBLIC
My commission expires: 3 / 21 / 2009

LETICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 3-21-09

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Eddie H. Davis

EDDIE H. DAVIS, Affiant/Grantee

Subscribed and sworn to before me this
the 7th day of December, 2006

NOTARY PUBLIC
My commission expires: 3 / 21 / 2009

LETICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 3-21-09