96-1-119

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDQC
Recvd: 01/04/07 13:13 2 pgs
Fees:12.00 Taxes:0.00
20070104-0001740

PREPARED BY AND RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 778-9828 Fax (615) 778-3134

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
D. Clay Boone and wife, Juanita S. Boone ~~832 Roseview Drive~~ 4151 Trinity Rd. ~~Nashville, TN 37206~~ Franklin, TN 37067	New Owner
TAX MAP - PARCEL NUMBERS: 084.01-01-0-111.00	

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, I, **GOLDIE BOONE,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **D. CLAY BOONE AND WIFE, JUANITA S. BOONE** , their heirs and assigns, all of my right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Rose Estates, Section 1, as of record in Book 3600, page 37, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Roseview Drive at the corner of Lots Nos. 45 and 46; thence northerly with said Drive, 95 feet to a monument; thence around a curve in a westerly direction 44.34 feet to a monument in the southerly margin of Rose Park Drive; thence southwesterly with said Drive 93.57 feet to the corner of Lots Nos. 44 and 45; thence with the line between said Lots, southerly 78.76 feet.to the corner of Lots Nos. 45 and 46; thence easterly with the line between the lots 116.75 feet to the point of beginning.

This conveyance is subject to the following:

1) All matters appearing on the plan of Rose Estates, Section 1, of record in Book 3600, Page 37, Register's Office for said County.

2) Restrictions contained in instrument of record in Book 3676, page 361 as amended in Book 3707, page 356, Register's Office for said County.

Being the same property conveyed to Jackie N. Boone and wife Goldie Boone by Warranty Deed from Henry A. Stevens, Jr. and Betty J. Stevens, tenants in common, dated November 5, 1968, of record in Book 4284, page 287, Register's Office for Davidson County, Tennessee. Jackie N. Boone is now deceased, leaving Goldie Boone as surviving tenant by the entirety.

This property commonly known as: **832 Roseview Drive, Nashville, TN 37206**

WITNESS MY HAND on this the 14 day of December, 2006.

Goldie Boone

GOLDIE BOONE

STATE OF TENNESSEE COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, GOLDIE BOONE, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 14 day of December, 2006.

My commission expires:

MY COMMISSION EXPIRES
OCTOBER 26, 2008

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 14 day of December, 2006.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 14 day of December, 2006.

My commission expires: MY COMMISSION EXPIRES
OCTOBER 26, 2008

Notary Public (Seal)

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO