Davidson County DEEDQC
Recvd: 02/08/07 09:11 1 pgs
Fees:13.00 Taxes:335.22

20070208-0016475

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $90,600.00 which amount is equal to or greater that the amount which the property transferred would command at a fair voluntary sale.

Ray Petty
Affiant

Subscribed and sworn to before me this 2nd day of ~~January~~ February, 2007.

NOTARY PUBLIC
My Commission Expires: Sept. 22, 2007

This instrument was prepared by:
Robert Stratton, Esq.
4811 Lebanon Road, Suite 209
Hermitage, Tennessee 37076

Address New Owner as Follows:
Randy W. McIntosh
619 Francis Circle
Mount Juliet, Tennessee 37122

Send Tax Notice To:
Same

Map Parcel Numbers
Map Parcel
061-06-0 039.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, Ray Petty, surviving tenant by the entireties of Marie Petty, deceased, for the sum of Ninety Thousand and Six Hundred 00/100 Dollars ($90,600.00), 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, Randy W. McIntosh and his heirs and assigns, his entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 144 and a small triangular part out of the southwest portion of Lot No. 145 on the Plan of Gra-Mar Acres Subdivision, Section 1, as of record in Book 2133, page 27, of the Register's Office of Davidson County, Tennessee described as follows: Beginning at a point on the westerly margin of Saunders Avenue at the common corner of Lots 143 and 144; thence with the line between said lots westwardly 292.8 feet to a point; thence northeastwardly 150 feet to the common corner of Lots 144 and 145 and continuing northeastwardly with the rear line of lot No. 145, 20 feet to an iron pin, being the common corner of Lots 147 and 148; thence southeastwardly 186.8 feet to a point on the westerly margin of Saunders Avenue at the common corner of Lots 144 and 145; thence with the margin of said Avenue southerly 80 feet to the beginning.

Being the same property conveyed to Felix O. Beasley and wife Myrtle M. Beasley, by Deed from Floyd W. Dillard and wife, Mildred Dillard of record in Book 2593, Page 393 Register of Deeds of Davidson County, Tennessee.

Being the same property conveyed by Deed from Myrtle M. Beazley, surviving tenant by the entireties of Felix O. Beazley, deceased, unto Ray Petty and Marie Petty, his wife as tenants by the entirety of record in Book 3068, Page 107 Register of Deeds of Davidson County, Tennessee. Marie Petty having died on September 1, 2005, vesting title solely in surviving spouse Ray Petty

This is improved property known as: **4307 Saunders Avenue - Nashville, Tennessee 37216**

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

THIS INSTRUMENT PREPARED WITHOUT TITLE SEARCH, FROM INFORMATION PROVIDED BY THE PARTIES. This deed was prepared without benefit of a Title Examination and therefore the preparer makes no certification as to the validity of the title thereto.

WITNESS my hand this 2nd day of ~~January~~ February, 2007.

BY: _____
Ray Petty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ray Petty, with whom I am personally acquainted, or proved to me with satisfactory identification, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 2nd day of ~~January~~ February, 2007.

Notary Public

My commission expires: Sept. 22, 2007