**THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES BY:**

**Key Title & Escrow Services, Inc.**
**Mark W. Kilpatrick, Attorney**
**215 Jamestown Park Rd. #204**
**Brentwood, Tennessee 37027**

Davidson County DEEDQC
Recvd: 02/12/07 08:24 2 pgs
Fees:12.00 Taxes:0.00
20070212-0017472

# QUITCLAIM DEED

**********

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| Mary L. Batey<br>2398 River Oaks Drive<br>Murfreesboro, Tn 37129 | New Owner | 93-16-204 |

**********

FOR AND IN CONSIDERATION of $10.00 (Ten and 00/100 Dollars) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/We, Lara Batey-Sanders, by these presents do hereby quitclaim and convey all our right, title and interest unto Mary L. Batey, her successors and assigns, the following described or parcel of land, to wit:

**Land in Davidson County, Tennessee, being the North 28 feet of the South 80 feet of Lot No. 1 on the mpa of Emma G. Watson's Subdivision, as of record in Book 57, page 84, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:**

**Beginning at an iron pin in the Westerly margin of Fairfield Avenue 60 feet from the Northerly margin of Cannon Street; running thence North 89 degrees West 85.5 feet to a stake; thence North 80 degrees 45 min East 27 feet to a stake; thence South 89 degrees 30 min. East 85.5 feet to an iron pin in the West margin of Fairfield Avenue; thence with the west margin of said Avenue South 8 degrees 45 min. West 28 feet to the point of beginning.**

**Being the same property conveyed to Mary L. Batey, single and Lara Batey-Sanders, married, by Special Warranty Deed of record as Instrument No. 20060721-0088415, dated June 26, 2006, said deed having been later re-recorded as Instrument No. 20060803-0094595, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to taxes currently due and/or which may accrue in future years, and to any and all restrictions and easements which may affect the property and are currently of record.**

**This is improved property known as: 72 Fairfield Avenue, Nashville, Tennessee, 37210.**

Subject property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I / We have hereunto set our hand(s) on this the 8th day of February, 2007.

Lara Batey-Sanders

**Lara Batey-Sanders**

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

On this _____ day of February, 2007, personally appeared before me, the undersigned, Lara Batey-Sanders, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, as her free act and deed.

Witness my hand this 8th day of February, 2007.

SIMS SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires: 1-23-2010

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $--0--.

Affiant

Subscribed and sworn to before me this 8th day of February, 2007.

SIMS SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1-23-2010