PICK-UP

Davidson County DEEDQC
Recvd: 04/25/07 12:05 2 pgs
Fees:12.00 Taxes:0.00

20070425-0049328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
LEHMAN ESCROW, LLC 6 Cadillac Dr Ste 190 Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernestine Stephens and John Thomas Stephens	New Owner	91-08-0-232.00
(NAME) 5106 Streamfield Pass	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ERNESTINE STEPHENS AND JOHN THOMAS STEPHENS, SOLE HEIRS AT LAW OF BERNICE S. STEPHENS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERNESTINE STEPHENS AND JOHN THOMAS STEPHENS,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Land in Davidson County, Tennessee being part of Lot No 32 on the map of a re-subdivision of certain lots in Clifton Subdivision as of record in Book 1130, page 52 Register's Office for said County the original plan of Clifton Subdivision being of record in Book 161, Page 80 said Register's Office and described as follows: Beginning at a point in the South margin of Albion Street, 52 feet east of the easterly margin of 44th Avenue North; thence southerly 91.4 feet to the northeasterly margin of the right of way of the N.C. and ST. L. railway which point is 81.8 feet south 36 deg. East from the intersection of said right of way and the easterly margin of 44th Avenue North; thence easterly 43 feet; thence northerly 91.4 feet to the south margin of Albion Street; thence with the margin of the same westerly 43 feet to the point of beginning.

Being the same property conveyed to Ernest Stephens and wife Bernice S. Stephens by Deed from J.W. Warren and J.P. Garland of record in Book 1414, page 91, said Register's Office. The said Ernest Stephens having predeceased Bernice S. Stephens vesting title entirely in her by virtue of her marriage. The said Bernice S. Stephens having since died intestate on May 7, 2003, vesting the property in her sole heirs at law Ernestine Stephens and John Thomas Stephens. An affidavit of heirship is being recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved ☐

This is improved ☒ property, known as 4311 Albion Street Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness no this.

Ernestine Stephens
Ernestine Stephens

John T Stephens
John Thomas Stephens

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ERNESTINE STEPHENS AND JOHN THOMAS STEPHENS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~ Nashville, Tennessee this

Commission expires: 01/24/08

Notary Public

SARAH SCHMIDT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.