Box 14A

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Bill Garrett
Davidson County Register of Deeds

# QUITCLAIM DEED

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 10th day of January, 2008.

Notary Public

My commission expires: 11-19-08

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Peggy Wallace, Trustee of The Peggy Wallace Living Trust** | **NEW OWNER** | **Map 117-10, Parcel 66** |
| **2325 Valley Brook Drive** | | |
| **Nashville, TN 37215** | | |

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

**Margaret McLain Wallace, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

**Peggy Wallace, Trustee of The Peggy Wallace Living Trust and under Agreement dated March 12, 1997**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee being the westerly part of Lot No's. 8 & 9 of Block 3 on the Map of Woodmont Estates, as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, and described as follows:**

**BEGINNING on the southerly margin of Knollwood Road now Valley Brook Road at the northwest corner of the property conveyed to James W. Pearre and wife, by deed from Third National Bank, Trustee, et al, as of record in Book 1493, page 409, said Register's Office; thence, with Pearre's westerly line, southwardly 353 feet more or less to the southerly line of Lot No. 9; thence 87 degrees West 241 feet; thence, North 49 degrees 30 minutes West, 64.1 feet to the easterly margin of Valley Brook Road; thence with said Road, northeastwardly 431 feet to the BEGINNING.**

**Being the same property conveyed to Margaret McLain Wallace by Deed from Edna G. Little, a widow, of record in Book 5888, Page 900, Register's Office for Davidson County, Tennessee.**

**Margaret McLain Wallace is also known as Peggy Wallace.**

**This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee(s) herein.**

**THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.**

This is Improved (_X_) Unimproved (____) property, known as: **2325 Valley Brook Drive, Nashville, TN 37215**

Witness my/our hand(s) this 10 day of **January, 2008.**

By: Margaret McLain Wallace
Margaret McLain Wallace

Davidson County DEEDQC
Recvd: 01/17/08 08:31 2 pgs
Fees:12.00 Taxes:0.00

20080117-0005201

**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 **Margaret McLain Wallace, an unmarried woman ,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of **January, 2008.**

Catherine Quinn

**Notary Public**

**My Commission Expires:** 7.21.08

CATHERINE QUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds