Davidson County DEEDQC
Recvd: 01/17/08 13:05 2 pgs
Fees:12.00 Taxes:0.00
20080117-0005519

This Instrument Prepared By & Return to:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2070508

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Cassandra A. Hyde,** do hereby bargain, sell, release, remise, quitclaim and convey unto **James Bufford and wife, Cassandra Bufford** all my rights, title and interest in and to the following described real estate, to-wit:

Property address: 2746 Jones Ave., Nashville, TN 37207

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being the South part of Lot No. 21 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey made by W.W. Turner Company, Engineers, March 14, 1947, as follows: Beginning at an iron pin in the Westerly margin of Jones Avenue, being the Southeast corner of the property conveyed to Andrew B. McClurkan and wife, by deed from Guy Edward Pardue and wife, of record in Book 2880, page 141, Register's Office for Davidson County, Tennessee; thence with the said McClurkan's Southerly line, North 81 degrees 30' W 825 feet to an iron pin in the Easterly margin of a 2-foot reserved strip; thence, with the same, South 1 degrees 15' W 71 feet to the corner of Lots Nos. 21 and 22; thence, with the line between said two lots, South 81 degrees 30' E 815 feet to the Westerly margin of Jones Avenue; thence, with the same, North 6 degrees 15' W 71 feet to the beginning.

Being the same property conveyed to Cassandra A. Hyde from F.M. Puryear and wife, Janell L. Puryear by Warranty Deed dated March 14, 2005 and recorded March 18, 2005 in Instrument No. 20050318-0029942, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 1515, page 143 and Book 1515, page 121; Easements of record in Book 4015, page 141; Register's Office for Davidson County.

C.A.H.
Initial(s).

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 14th day of January, 2008

Cassandra Ann Hyde
Cassandra A. Hyde

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of January, 2008, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cassandra A. Hyde** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Jacqueline G Brown
Notary Public

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

1-3-11
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 11th day of January, 2008

Jacqueline G Brown
Notary Public

My Commission Expires: 1-3-11

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

Tax/Map ID & Parcel:
060-16-0-121.00

New Owners:
James Bufford and Cassandra Bufford
2746 Jones Ave.
Nashville, TN 37207

Send Tax Bills to :
James Bufford and Cassandra Bufford
2746 Jones Ave.
Nashville, TN 37207