Davidson County DEEDQC
Recvd: 01/29/08 14:02 2 pgs
Fees:12.00 Taxes:0.00
20080129-0009210

QUITCLAIM DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-LHM-08-65

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 28 DAY OF January 2008

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBER (S)
Anna M. Hosale (NAME)	Anna M. Hosale (NAME)	
65 Elberta Street (ADDRESS)	65 Elberta Street (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	119-6-189

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARY FRANCES D. WALTON, AN UNMARRIED WOMAN AND WIDOW OF JOHN C. WALTON, HAVING RETAINED A LIFE ESTATE INTEREST, ~~AND ANNA M. HOWELL NOW KNOWN AS ANNA M. HOSALE, A MARRIED WOMAN~~**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **ANNA M. HOSALE**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT I LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 40 FEET OF LOT NO. 41 ON THE MAP OF STERLING HEIGHTS, SECTION TWO, OF RECORD IN BOOK 1424, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF SAID LOT NO. 41 FRONTS 40 FEET ON THE SOUTHERLY SIDE OF ELBERTA STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE ON THE REAR. TRACT 2 LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 42 ON THE MAP OF STERLING HEIGHTS, SECTION TWO, AS OF RECORD IN BOOK 1424, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 42 FRONTS 80 FEET ON THE SOUTHERLY SIDE OF ELBERTA STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ANNA M. HOWELL, A SINGLE PERSON BY QUITCLAIM DEED FROM MARY FRANCES D. WALTON, AN UNMARRIED WOMAN AND WIDOW OF JOHN C. WALTON, RECORDED ON THE 18TH DAY OF JUNE, 1999 IN BOOK 11534, PAGE 444, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARY FRANCES D.WALTON HAVING RETATAINED A LIFE ESTATE INTEREST.

THIS INSTRUMENT IS BEING RECORDED FOR THE PURPOSE OF CLARIFYING TITLE AND FOR MARY FRANCES D. WALTON TO RELINQUISH HER LIFE ESTATE INTEREST IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **65 Elberta Street Nashville, Tennessee 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand (s) this the 24 day of January, 2008.

Mary D. Walton for life Estate Interest

Mary D. Walton individually

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary D. Walton, the within named bargainor, 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, this the 24 day of January, 2008.

Notary Public

My Commission Expires:

My Commission Expires May 24 2008

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212