Davidson County DEEDQC
Recvd: 02/05/08 13:57 2 pgs
Fees:12.00 Taxes:0.00
20080205-0012103

QUITCLAIM DEED

Address New Owner:

Margaret W. Gaffney
6304 Ramsgate Court
Brentwood, TN 37027

Map/Parcel Number:

Map 104-15
Parcel 384.00

Send tax bills to: Owner

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in had paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARGARET L. GUYN, has bargained and sold, and by these presents does transfer and convey unto MARGARET W. GAFFNEY, my mother, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the east 1/2 of Lot No. 42, Plan of Belair, as of record in Book 332, page 6, Register's Office for said County.

Said part of Lot No. 42 fronts 50 feet on the south side of Westwood Avenue and runs back between parallel lines, 192 feet to a dead line.

Being the same property conveyed to Margaret W. Gaffney and Margaret L. Guyn by quitclaim deed from Margaret P. Forsberg, now Gaffney, of record in Book 10729, Pages 103-104 , Register's Office for Davidson County, Tennessee.

This is improved property known as 2511 Westwood Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs (successors) and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered. MLG

Grantor further covenants and binds herself and her heirs and representatives (successors), to warrant and forever defend the title to said land to Grantee, her heirs (successors) and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

WITNESS my hand this 5th day of February, 2008.

Margaret L. Guyn
MARGARET L. GUYN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Margaret L. Guyn, the within bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of FEBRUARY 2008.

NOTARY PUBLIC

My commission expires: Aug 23, 2011

AIDA WOODROOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Aug. 23, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer of value of property conveyed (whichever is greater) is $ 0-.

Margaret L. Guyn
MARGARET L. GUYN

Sworn to and subscribed before me this 5th day of FEBRUARY, 2008.

NOTARY PUBLIC

My commission expires: Aug 23, 2011

AIDA WOODROOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Aug. 23, 2011