Davidson County DEEDQC
Recvd: 04/02/08 13:59 3 pgs
Fees:17.00 Taxes:0.00
20080402-0033196

After Recording, Mail/Return to:

MARY FRANCES C. CRIM
311 South 17th St
Nashville, TN 37206

This instrument prepared by:
Jay A. Rosenberg, Esq., Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER: 083-14-0-252.00

QUITCLAIM DEED

Wanda Bruce Leatherwood and Paul Berry, a married couple, hereinafter Grantors, of **Davidson County, Tennessee**, for $ 1.00 in consideration paid, grants and quitclaims to **Mary Frances C. Crim**, hereinafter Grantee, whose tax mailing address is **311 S. 17th Street, Nashville, Tennessee 37206**, the following real property:

SEE ATTACHED EXHIBIT A.

The real property described above is conveyed subject to and excepted from, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all ~~and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title~~ interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the ~~Grantee~~ forever.

T.A.I.

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.**

Subscribed and sworn to before me

This 2nd **day of** April, **20** 08.

Wanda Bruce Leatherwood / Paul B. Berry
Affiant

Wanda Crim Leatherwood
Type or Print Name

Paul B. Berry

(Seal)

ROOSEVELT BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Roosevelt Burrell
Notary Public

My commission expires: 11/22/2010

Roosevelt Burrell
Type or Print Name

Grantee's Name and Address: AND Send Tax Bills To:

Mary Frances C. Crim
311 S. 17th Street, Nashville, Tennessee 37206
Send tax statement to Grantee

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 20 08
Deputy Register

Mary Crim

AFFIANT

Subscribed and sworn to before me this 29th day of August, 2000.

My Commission Expires:

Notary Public

DANIEL PATRICK NIZNIK
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires 10-14-2003

LEGAL DESCRIPTION

Land in Davidson County, Tennessee described as follows: The northerly 54.5 feet of Lot 72 on the Plan of the Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, R.O.D.C. Tennessee.

Said Northerly part of Lot 72 fronts 54.5 feet on the easterly side of 17th Street and runs back between parallel lines, with the southerly margin of Lillian Ave., 110 feet to an alley.

~~Being the same property conveyed to Grantors by deed of even date being recorded simultaneously herewith.~~

Being the same property conveyed to Larry R. Crim and Wanda C. Bruce, reserving a life estate in Mary Frances C. Crim on 8/11/81, by quitclaim deed from Mary Frances Crim, filed for record in Book 5783, page 543, Register's Office for Davidson County, TN. The said Wanda C. Bruce being now known as Wanda Bruce Leatherwood.

Being the Same Property conveyed to Mary F. Crim (LE) + Wanda Bruce Leatherwood Inv Inst.# 20000921009384? ROD, TN