THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **331 WEST DRIVE** **WHITE HOUSE, TN 37188** **THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.** MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE TAX RECORDING PURPOSES IS -0-.	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS ___ DAY OF MARCH, 2008. NOTARY PUBLIC MY COMMISSION EXPIRES: _____ Commission Expires September 25, 2011

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
PHILLIP A. WAYNICK, SR.	NEW OWNER	61-15-038.00
(NAME) 181 Lancaster Dr	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Franklin Tn 37064	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES H. WAYNICK, an unmarried man,** "GRANTOR", by these presents, do hereby quitclaim and convey unto **PHILLIP A. WAYNICK, SR., AN UNMARRIED MAN,** hereinafter called "GRANTEE", his successors, heirs and assigns all of their rights, title and interests 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 Lot No. 21 in the Subdivision of Maplewood Home Tract, according to a survey by W. B. South dated April, 1921, a Plan of which is found of record in Plat Book 421, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 100 feet on the easterly side of Baxter Street and extends back between parallel lines 225' to the rear line of Lot No. 16.

Being the same property conveyed to James H. Waynick and wife, Nora Waynick by deed dated June 29th, 1983 and recorded in Book 6242, page 851, Register's Office of Davidson County, Tennessee. Nora Waynick is now deceased and at the time of her death was the wife of James H. Waynick.

This conveyance is subject to any matters set forth in the above referenced plan of record.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as **3924 Baxter Avenue, Nashville, TN, 37216.**

WITNESS our hands this 14 day of **March, 2008.**

JAMES H. WAYNICK

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared JAMES H. WAYNICK, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand this 14 day of **March, 2008.**

Notary Public

My Commission Expires: _____

Commission Expires September 25, 2010

Notary Seal present, but could not be reproduced.
Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDQC
Recvd: 04/09/08 15:19 1 pgs
Fees:12.00 Taxes:0.00
20080409-0036126