Davidson County DEEDQC
Recvd: 06/19/08 09:46 3 pgs
Fees:17.00 Taxes:0.00
20080619-0063078

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
VICTORIA HORNER	MAP 52-2, PARCEL159
118 7th Avenue North	
Nashville, TN 37203	
SEND TAX BILLS TO:	
SAME	

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 18th DAY OF February, 2008.

Victoria Horner
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF Feb 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/24/2008

NOTARY PUBLIC AT LARGE DENISE C. ALLIS TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, I, HEATHER VANDAGRIFF, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto VICTORIA HORNER, her successors, heirs and assigns, hereinafter referred to as GRANTEE, all of my undivided one-half (1/2) right, title and interest in and to certain real estate in Davidson County, Tennessee, said property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein.

This is improved property known as 631 Blackstone Avenue, Madison, TN 37115.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand and seal on this the 18th day of February, 2008.

HEATHER VANDAGRIFF

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER VANDAGRIFF, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, TENNESSEE, on this the 18 day of Feb, 2008.

notary public

My commission expires: 5/24/2008

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

EXHIBIT 'A'
(LEGAL DESCRIPTION)

Being the easterly 40 feet of Lot No. 8 and the westerly 40 feet of Lot NO. 9, of Block "B" on the revised map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for said County.

Said parts of said lots adjoin and front 80 feet together on the northerly side of Blackstone Avenue and run back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Sara T. Horner, by Quitclaim Deed from Victoria Gayle Horner, of record in Book 4763, page 504, Register's Office for Davidson County, Tennessee, the said Sara T. Horner, a/k/a Sara Horner, having since died on 10-21-06, unmarried and intestate, the property vests by operation of law in her only two daughters, Victoria Horner and Heather Vandagriff, by Affidavit of Heirship of record in Instrument No. 20070209-0016838, and amended in Instrument No. 20080619.0063077, said Register's Office.