Davidson County DEEDQC
Recvd: 07/15/08 10:50 2 pgs
Fees:12.00 Taxes:0.00
20080715-0072453

QUITCLAIM DEED

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

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 10th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-2470
(AFFIX SEAL)

G-AH-08-1503

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)
Steve Ganaway (NAME)	Steve Ganaway (NAME)	
1503 Buchanan Street (ADDRESS)	1503 Buchanan St. (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (CITY) (STATE) (ZIP)	**81-11-310.00**

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE , **STEVE GANAWAY,** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **STEVE GANAWAY AND HENRY SMITH,** HEREINAFTER CALLED THE GRANTEE (S), 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:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS: BEING THE NORTHERLY PART OF LOT NO. 289 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS' SECOND ADDITION, CALLED THE "ADDITION TO THE TOWN OF MCGAVOCK," AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF 16TH AVENUE NORTH, FORMERLY HENDERSHOTT STREET, AND BUCHANAN STREET, FORMERLY HYDES FERRY PIKE; THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE, SOUTHWARDLY 220 FEET TO A POINT 25 FEET NORTH OF THE DIVIDING LINE BETWEEN LOTS NOS. 289 AND 290; THENCE EASTWARDLY AND PARALLEL WITH SAID DIVIDING LINE, 170 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHWARDLY 120 FEET TO THE SOUTHERLY MARGIN OF BUCHANAN STREET; THENCE WITH SAID STREET, WESTWARDLY 198 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STEVE GANAWAY BY WARRANTY DEED, RECORDED _____ IN INSTRUMENT NO. 20080715-0072452 , IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

This is
( ) unimproved
(X) improved
property known as **1503 Buchanan Street Nashville, Tennessee 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the **10th** day of **July, 2008.**

Steve Ganaway

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Ganaway, 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 10 day of July, 2008.

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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