Davidson County DEEDQC
Recvd: 07/18/08 13:28 3 pgs
Fees:17.00 Taxes:0.00

20080718-0073891

This instrument prepared by:
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After Recording, Return to:

Archer Land Title, LLC
777 Beachway Drive
Indianapolis, IN 46224

Record 3rd
Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117
45414695-03

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

MP.

QUITCLAIM DEED

Mary Frances C. Crim, unmarried, individually and as to her Life Estate,(see Book 5783, Page 543 as to the life estate) hereinafter Grantor, 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 South 17th Street Nashville, TN 37206**, the following real property:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:
Land in Davidson County, Tennessee described as follows: The northerly 54.5 feet of Lot 72 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, R.O.D.C. Tennessee.
Said Northeriy 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 Wanda Bruce Leatherwood from Larry Crim by a Quit Claim Deed dated August 29, 2000, recorded September 21, 2000 as/in Instrument Number

20000921-0093847, in the Office of the Clerk of Davidson County, Tennessee.
Property Address (for Informational Purposes Only): 311 South 17th Street Nashville, TN 37206

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.~~

Prior instrument reference: **Instrument No: 20080402-0033196**

Executed by the undersigned on April 29, 2008.

Mary Frances C. Crim by Larry Crim, POA

Mary Frances C. Crim by Larry Crim, POA

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 29, 2008 by Larry Crim on behalf of **Mary Frances C. Crim,** who is personally known to me or has produced TN Driver's License as identification and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Edythe M. Townsend

Notary Public

Edythe M. Townsend

Maximum principal indebtedness for Tennessee recording tax purposes* is $0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)*

* purposes is $0.
* Increase, if any.

EDYTHE M. TOWNSEND
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 22, 2008

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, 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 29th day of April, 2008.

Mary Frances C. Crim by Larry Crim, POA
Affiant

Mary Frances C. Crim by Larry Crim, POA
Type or Print Name

(Seal)

EDYTHE M. TOWNSEND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Edythe M. Townsend
Notary Public

My commission expires:

November 22, 2008

Edythe M. Townsend
Type or Print Name

Grantee's Name and Address:

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

U45414695-03A003
QUIT CLAIM DEED
US Recordings