Davidson County DEEDQC
Recvd: 09/15/08 12:55 3 pgs
Fees:17.00 Taxes:0.00
20080915-0094097

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Willie Buford, III, et al 3124 Skinner Drive Antioch, TN 37013	New Owner	08106045100

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

Know all persons by these presents, Ricco Buford, (hereinafter referred to as the "Grantor") does hereby quitclaim, bargain, sell and convey unto Willie Buford, Jr., Willie Buford, III, Angela Hathaway, Linda Bailey and Jermaine Winston, (hereinafter referred to as the "Grantees") all of Grantor's interest in the following described parcel of real estate located in Davidson County, Tennessee.

BEING THE SOUTHERLY 58 FEET OF LOT NO. 9 ON THE PLAN OF THE SUBDIVISION OF PART OF LOT NO. 16 OF THE NICHOL PROPERTY, AS OF RECORD IN PLAN BOOK 2, PAGE 49, CHANCERY COURT AT NASHVILLE.

SAID PART OF LOT NO. 9 FRONTS 58 FEET ON THE EASTERLY SIDE OF 24TH AVENUE NORTH, FORMERLY BRIDGE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF AN ALLEY 66.2 FEET, MORE OR LESS, TO THE WESTERLY LINE OF LOT NO. 10, TOGETHER WITH AN EASEMENT FOR A GAS LINE ACROSS PROPERTY TO THE NORTH AS SET OUT IN DEED FROM C. E. SELLEY AND WIFE, TO WILLIAM E. BRYSON AND WIFE, OF RECORD IN BOOK 2999, PAGE 620, REGISTER'S OFFICE FOR SAID COUNTY. THIS PROPERTY IS IMPROVED AND IS LOCATED 1802-24TH AVE. NO., NASHVILLE, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CLARA BUFORD BY INSTALLMENT DEED FROM SAM ROSENBERG AND JACK J. COHEN, RECORDED ON THE 16TH DAY OF MAY, 1963 IN BOOK 3538, PAGE 187, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID CLARA BUFORD DIED ON FEBRUARY 24TH, 1990 AND UPON HER DEATH TITLE WAS VESTED IN WILLIE BUFORD JR., WILLIE BUFORD, III, ANGELA HATHAWAY, LINDA BAILEY, JERMAINE WINSTON AND RICCO BUFORD AS THE SOLE SURVIVING HEIRS AT LAW.

This is improved property commonly known as 1802 24th Avenue North, Nashville, TN 37208

(STATE OF TENNESSEE)
(COUNTY OF Hardeman
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(Ricco Buford
(Affiant
(Subscribed and sworn to before me
(this 8th day of September, 2008.
(
(Edna Bryant
(Notary Public
(My Commission Expires: June 30, 2010

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 9/8 day of 8, 2008.

EDNA BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
HARDEMAN COUNTY

Ricco Buford
Ricco Buford

STATE OF TENNESSEE
COUNTY OF Hardeman

On this 8th day of ~~August,~~ September 2008, before me personally appeared Ricco Buford to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Edna Bryant
Notary Public

My Commission Expires: June 30, 2010

EDNA BRYANT
STATE OF TENNESSEE
NOTARY PUBLIC
HARDEMAN COUNTY

Ricco Buford