Davidson County DEEDQC
Recvd: 09/17/08 13:26 3 pgs
Fees:17.00 Taxes:0.00

20080917-0095073

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 10.00

Martha J. Smith
AFFIANT

Subscribed and sworn to before me, this 17 day of September, 2008.

Suzanne Adams
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-23-2011

SUZANNE ADAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires August 23, 2011

This instrument was prepared by: Beck & Beck, Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

ADDRESS OF NEW OWNERS AS FOLLOWS: Martha J. Smith
2425 Chapman Drive
Nashville, TN 37206
SEND TAX BILLS TO: Martha J. Smith, 2425 Chapman Drive, Nashville, TN 37206
MAP and PARCEL: 19-084.01-0-005.00, 19-061.04-0-088.00

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AFFIANT'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, MARTHA J. SMITH, named Executrix in the Will of her brother, AUBREY D. STEVENS and affiant in the Small Estate filed with the Probate Court of Davidson County, Tennessee, No. 08P1456 being one and the same person, is affecting this quitclaim as a means of clarifying the title to this property. Under the Will of AUBREY D. STEVENS, filed in the Probate Court of Davidson County, under Order of Small Estate No. 08P-1456 on September 11, 2008. Under the Will

and as sole heir all of the property of Aubrey D. Stevens is devised to Martha J. Smith, his only sister.

Land in the Eleventh Civil District of Davidson County, Tennessee, being Lot No. 11 of Block "A" on the Map of Hayesboro Development Company's Hayesboro Subdivision, as of record in Book 1130, page 47, Register's Office for said County, described as follows:

Beginning on the easterly margin of Tanglewood Drive, at the corner of Lots Nos. 10 and 11; thence with the line between said two lots, eastwardly 108.1 feet to the northeast corner of Lot No. 10; thence northwardly 113.4 feet to the southerly margin of Ruskin Avenue; thence with said Avenue, westwardly 170.1 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 30 feet in a southwesterly direction, 48.8 feet to a concrete monument on the easterly margin of Tanglewood Drive; thence with said Drive, southwardly 69.6 feet to the beginning.

Being the same property conveyed to Allen T. Wood and wife, Mallie Mae Wood, by deed from C. F. Cantrell and wife, Effie M. Cantrell, of record in book 1779, page 81, said Register's Office.

Being the same property conveyed to Aubrey D. Stevens and wife, Corinne Stevens of record in Book 2280, Page 277, in Register's Office in Davidson County, Tn. Corrine Stevens having since died leaving the property entirely to her husband, Aubrey D. Stevens.

Being the same property conveyed to Martha Jane Smith by Quit Claim Deed, Record No. 2006027-0034518 from Aubrey D. Stevens in the Registrars Office of Davidson County, TN.

Being the same property conveyed to Aubrey D. Stevens by Quit Claim Deed, Record No. 20060630-0078208 from Martha Jane Smith, in the Registrars Office of Davidson County, TN.

On July 7, 1975, there was recorded in Book 4929, Page 384, a quit claim deed from Metropolitan Government of Nashville and Davidson County, Tennessee to A. D. Stevens, et ux deeding:

That property within the right-of-way of the portion of Ruskin Avenue abandoned by Metropolitan Ordinance No. 74-1176 adjoining the lot identified as Parcel #61-4-88.

This deed was effected according to Amendment No. 1 to Bill No. 74-1176.
I move to amend Ordinance No. 74-1176 by adding the following at the end of section 3.
"The Metropolitan Mayor is hereby authorized to execute a quitclaim deed for that property within the right-of-way of Ruskin Avenue, which is abandoned by this Ordinance and that portions of Parcels #61-4-39 and 61-4-40 as shown on the Official Property Identification Maps of the Metropolitan Government of Nashville and Davidson County, Tennessee, located between the former right-of-way of Ruskin avenue and the new right-of-way of Ruskin Avenue as constructed by the Metropolitan Department of Public works to abutting private property owners.
Signed by Paul G. Blankenship, Member of Council
Metropolitan Government has joined lot no. 11 BLK A Hayesboro Dev. Co. And PT closed street as outlines in two deeds above under one tax ID no. 19-061.04-0-088.00.

This property known as 4814 Tanglewood Drive, Nashville, TN 37216.

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

WITNESS my hand this 12TH day of SEPTEMBER, 2008.

Martha J. Smith

Martha J. Smith, Affiant of Small Estate #08P1456

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Suzanne Adams, a Notary Public, in and for said County and State, **MARTHA J. SMITH,** the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 12 day of September, 2008.

Suzanne Adams

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-23-2011

SUZANNE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011