QUITCLAIM DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: MARCH 9, 2010

(AFFIX SEAL)

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 9/29/08

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
All-Star Title, 3530 Central Pike, Ste 102A, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David O. Pedan	SAME	08303014800
(NAME)	(NAME)	
2104 Carter Ave	SAME	
Nashville, TN 37206-1470	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Margaret Christine Ladd*as sole heir of Mary Parker, now deceased, HEREINAFTER CALLED THE GRANTORS, HEREBY QUITCLAIMS TO, **David O. Pedan, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL HIS/HER/THEIR RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of the westerly part of Lot No. 53 on the Plan of W.S. Ashworth Subdivision of Lots Nos. 47, 48, 49, and 50 of the Town of Brownsville as of record in Book 161, page 153, Register's Office for said County, and described as follows:

Beginning on the south margin of Carter Street at the northwest corner of said lot; thence easterly along Carter Street 50 feet; thence at right angles of said street, southerly 154 feet, more or less, to the northerly margin of an alley; thence westerly along said alley 10 feet, more or less, to the northerly margin of the right-of-way of the Lewisburg and Northern Railroad; thence westerly along said right-of-way 54 feet, more or less, to the easterly margin of an alley; thence with said alley northerly 120 feet, more or less, to the beginning.

Being the same property conveyed to David O. Peden, unmarried by deed from Elise L. Moore and husband, David Moore of record in Instrument 200404120041016 on 03/31/2004 and filed for record on 04/12/2004, Register's Office for DAVIDSON County.

Being the same property conveyed to David O. Peden and Mary Parker by deed from David O. Peden of record in Instrument 200410150124355 on 10/12/2004 and filed for record on 10/15/2004, Register's Office for DAVIDSON County.

* Margaret Christine Ladd also known as Christine Ladd Levers

Unimproved
This is improved ☒ property, known as 2104 Carter Avenue
Nashville, Tennessee 37206-1470

WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, HEREBY RELEASING ALL CLAIM TO HOMESTEAD THEREIN. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands 9/24/08.

Margaret Christine Ladd as sole heir of Mary Parker

Christine Ladd Levers as sole heir of Mary Parker

Witness

Witness

Davidson County DEEDQC
Recvd: 10/01/08 10:03 2 pgs
Fees:12.00 Taxes:0.00

20081001-0099464

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, ED TIGNOR (notary public), **Margaret Christine Ladd AKA Christine Ladd Levers as sole heir of Mary Parker** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission Expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: MARCH 9, 2010

, Notary Public