Davidson County DEEDQC
Recvd: 12/01/08 08:32 2 pgs
Fees:12.00 Taxes:0.00
20081201-0116112

This instrument was prepared by: Anthony Burns, Attorney
2525 Lebanon Road, Building A, Nashville, TN., 37214
(615) 469-6857

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER	
Martina L. Boston	owner	MAP	44-5
817 Fitzpatrick Rd.		PARCEL	215
Nashville, TN 37214		ID	4D 35130

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, ANNICE S. SHRUM, hereinafter referred to as Grantor, does hereby Quitclaim and convey unto MARTINA L. BOSTON, hereinafter referred to as Grantee, her heirs, successors, and assigns, all of Grantor's right, title, and interest in and to the following described tract or parcel of land, to-wit property:

PARCEL NO 1:

Tract No. I: Being Lot No. 206 on the Map of Rayon City, not of record described according to a survey made by John Wilkes, Civil Engineer, July 30, 1928, as follows:

Beginning on the southerly margin of Old Hickory Boulevard, formerly Bridgeway Avenue, at the corner of Lots Nos. 206 and 207; thence with the line between said two lots, southwardly 233.5 feet to the northwest line of Lot No. 218; thence northeastwardly, along the northwesterly line of Lots Nos. 205 and 219, 56.7 feet to the common corner of Lots Nos. 205 and 206; thence with the line between said two lots, northwardly 207.5 feet to the southerly margin of Old Hickory Boulevard; thence along said Boulevard, westwardly 50 feet to the beginning.

Tract No. 2: Being Lot No. 206 in the unrecorded plan of Rayon City, Davidson County, Tennessee, near Old Hickory, Tennessee, described as fronting 50 feet on a platted roadway known as Bridgeway Road and extending back to a dead line 233.5 feet on the West line and 207.5 feet on the east line and showing 56.7 feet at the rear.

BEING the same property conveyed to Mark A. Boston, Amy Jo Boston, Vestal L. Shrum, and Annice S. Shrum, by deed from Randy L. Moser and wife, Lisa D. Moser, of record in Book 8763, Page 748, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Randy L. Moser and wife, Lisa D. Moser, by deed from B.A. Moser and wife, Edna M. Moser, of record in Book 6285, page 183, Register's Office for Davidson County, Tennessee.

PARCEL NO. II:

Land in Davidson County, Tennessee, being Lot No. 205 on the unrecorded map of Rayon City, Old Hickory, Tennessee, described according to a survey made by John Wilkes, Civil Engineer, July 30, 1928, as follows:

Beginning on the southeasterly margin of Old Hickory Boulevard, formerly Bridgeway Avenue, at a point 250 feet northeast of the easterly margin of Keeton Avenue, said point being the corner of Lots Nos. 205 and 206; thence with the line between said two lots, southeastwardly 207.5 feet to the northwesterly line of Lot No. 219; thence northeastwardly, with the northwesterly line of Lots Nos. 219 and 220, 56.7 feet to the corner of Lots Nos. 204 and 205; thence with the line between said two lots,

northwestwardly 180.4 feet to the southeasterly margin of Old Hickory Boulevard; thence with said Boulevard, southwestwardly 50 feet to the beginning.

BEING the same property conveyed to Mark A. Boston, Amy Jo Boston, Vestal L. Shrum, and Annice S. Shrum, by deed from Randy L. Moser and wife, Lisa D. Moser, of record in Book 8763, Page 748, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Randy L. Moser and wife, Lisa D. Moser, by deed from Burford A. Moser and wife, Edna Moser, of record in book 6285, page 186, Register's Office for Davidson County, Tennessee.

THE legal description, as hereinabove set forth is the same as that contained in the previous Deeds of Record.

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including zoning ordinances, property taxes, the equitable and statutory rights of redemption.

THIS is improved property known as 205-207 Bridgeway, Old Hickory, Tennessee 37138.

THIS Instrument was prepared by information furnished by the parties herein. No warranty of title expressed or implied.

IN WITNESS WHEREOF, I have hereunto set my hand on this 22nd day of November, 2008.

Annice S. Shrum, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Pubic, in and for the aforesaid State and County, the within named, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Davidson County, Tennessee on this 22nd day of November, 2008.

My Commission Expires: July 5, 2011

Notary Public

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $-0- (in family transfer)

Annice S. Shrum, Grantor

SWORN TO and subscribed before me on this the 22nd day of November, 2008.

My Commission expires: July 5, 2011

Notary Public

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY