Davidson County DEEDQC
Recvd: 02/06/09 10:28 2 pgs
Fees:12.00 Taxes:0.00
20090206-0010461

THIS INSTRUMENT PREPARED BY:

Resource Title Agency of Tennessee, LLC

3931 Gallatin Pike, Suite B

Nashville, TN 37216 RT09Ward

Address New Owner(s)
Thomas M. Ward and Sandy Ward
809 Meridian Street
Nashville, TN 37207

Send Tax Bills To:
Same as above

Map & Parcel Nos.:
08207009100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, Thomas M. Ward, married, ("Grantor") does hereby quitclaim and convey unto **Thomas M. Ward and Sandy Ward, husband and wife,** Grantee / Grantees , their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Situated in the City of Nashville, County of Davidson State of Tennessee:

Being Lot Nos 141 and 142 Lindsley's Addition to Edgefield as of record in Plat Book 57, page 25, Register's office for Davidson County, Tennessee.

Said lots front together 100 feet along the weaterly margin of Meridan Street and extends back between parallel lines 174 1/4 feet to an alley in the rear, the point of beginning, or southeast corner of this property being 300 feet northerly from the margin of Hancock Street with said westerly margin of Meridian Street.

Being the same property conveyed toThomas M. Ward by Substitute Trustee's Deed dated March 5, 1992, from Stephen C. Baker, Substitute Trustee, of record in Book 8569, page 299, of record in Davidson County, Register's Office.

This deed has been prepared based on prior deed of record in Book 8569, page 299, Davidson County, Register's Office.

No formal title search has been performed by our office.

This is improved property known as ~~809~~ 814 Meridian Street, Nashville, TN 37207

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

Thomas M. Ward

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of February, 2009.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, the within named Thomas M. Ward, the bargainor(s) 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 on this day 3rd, of February, 2009.

Jean K Peterson
NOTARY PUBLIC

JEAN K. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXPIRES DEC. 19, 2011

My Commission Expires:
12/19/11

STATE OF TN

COUNTY OF Davidson

The actual consideration for this transfer is $0.00

Kathrina Jones
AFFIANT

WITNESS my hand and seal at office this 3rd day of February, 2009

Jean K Peterson
NOTARY PUBLIC

My Commission Expires:
12/19/11

JEAN K. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXPIRES DEC. 19, 2011