BILL GARRETT, Davidson County
Trans:T20090030687 DEEDQC
Recvd: 05/08/09 10:42 2 pgs
Fees:12.00 Taxes:0.00
20090508-0042526

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: July 28, 2010

(AFFIX SEAL)

ROBERT B. YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ROBERT B. YOUNG, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOROTHY NELSON, ET AL	**SAME**	**117-08-0-125.00**
(NAME) **1514 FERGUSON AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37212-6112**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DOROTHY NELSON, UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY **A REMAINDER INTEREST IN FEE SIMPLE** UNTO **MICHAEL NELSON, JAMES WOOD, AND WILLIE RHYNES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, HEREBY RETAINING A LIFE ESTATE UNTO MYSELF,** THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT,

Land in Davidson County, Tennessee, being the easterly 10.5 feet of Lot No. 155 and the westerly 39.8 feet of Lot No. 154 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said parts of said Lots Nos. 155 and 154 front 50 feet, more or less, on the northerly side of Ferguson Avenue, and runs back between parallel lines 152 feet, more or less, to an alley.

Being the same property conveyed to Dorothy Nelson from Kenneth M. McKay and Gloria McKay Maryland by deed dated August 15, 1991 of record in Book 8422, page 130, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **1514 FERGUSON AVENUE, NASHVILLE, TN 37212-6112**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 hand this 6th day of May, **2009.**

Dorothy Nelson

DOROTHY NELSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Dorothy Nelson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of May, **2009.**

My Commission Expires: July 24, 2010.

ROBERT B. YOUNG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public