BILL GARRETT, Davidson County
Trans:T20090031442 DEEDQC
Recvd: 05/12/09 13:35 2 pgs
Fees:12.00 Taxes:0.00
20090512-0043679

PICK-UP

QUITCLAIM DEED

This Instrument Prepared By: Calvin Lockhart
1033 12th Avenue North
Nashville, Tn. 37013

Address of New Owner (s):
Bayside Builders, LtD.
P. O. Box 264
Antioch, TN. 37011

Send Tax Bills To:
Bayside Builder, Ltd.
P.O. Box 264
Antioch, Tn. 37011

Map- Parcel
81-16-454

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Fay Smith , by these presents do hereby quitclaim and convey unto Bayside Builders Co., Ltd. My 75% interest in the above property, successors and assigns, all my right, tile and interest in and to the following described tract of land:

Being Lot No. 19 and the northerly 25 feet of Lot No. 20 of Thomas Harding's First Addition to Nashville, A plan of which is of record in Book 19, page 241, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 and part of Lot No. 20 front together 75 feet on the westerly side of 12th Avenue North, formerly Clay Street, and extend back between parallel lines 160 feet to an alley.

This property was conveyed to **Alva C. Lockhart, as to an undivided seventy five (75%) percent interest and Donald C. Battle as an undivided twenty five (25%) per cent interest** by Deed, Book 6259, Page 570.
Being the same property conveyed to Fay Smith from Alva C. Lockhart by Quitclaim Deed of Record, Book 7601, Page 63.

STATE FLORIDA
COUNTY MIAMI - Dade , The actual consideration or value whichever is greater, for this transfer is $1.00
Subscribed and sworn to before me, this the 22 day of April 2009.
Fay Smith
Affiant

Notary Public

ROBERT YOUNG
Notary Public - State of Florida
My Commission Expires Dec 19, 2010
Commission # DD 623717
Bonded Through National Notary Assn.

After this conveyance, **Bayside Builders Company, Ltd.,** will own an undivided **Seventy Five (75%) percent** tenant in common interest in the subject property, and Donald C. Battle shall own an undivided
Twenty Five (25%) percent tenant in common interest in the subject property.

WITNESS my hand this 22 day of April, 2009.

Fay Smith
Fay Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Alva. C. Lockhart
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May 2009
Brandi Wells
Deputy Register

STATE FLORIDA
COUNTY Miami - Dade.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fay Smith, with whom I am personally acquainted (or proved to me the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and Official Seal.

(Signature of Notary Public)

12/19/2010

MY COMMISSION EXPIRES:

