BILL GARRETT, Davidson County
Trans:T20090037224 DEEDQC
Recvd: 06/04/09 12:07 2 pgs
Fees:12.00 Taxes:0.00
20090604-0051765

THIS DOCUMENT PREPARED BY:
BRENDA MILLER STILES
105 Hazel Path Mansion, Hendersonville, TN 37075
(FROM INFORMATION PROVIDED BY PARTIES)

QUIT CLAIM DEED

FROM: **Annie R. Jackson-Towns, and husband James Harrison Towns**
TO: **Annie R. Towns**
1306 Saunders Avenue
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Annie Reese Towns
AFFIANT

Sworn to and subscribed before me this 3 day of June, 2009.

Helen C. Chapman
NOTARY PUBLIC

HELEN C. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 02-26-13

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Annie R. Towns 1306 Saunders Avenue Madison, TN 37115	New Owner	Map Parcel NO. 051-11-0-115.00

TO: **Annie R. Towns**

FOR AND IN CONSIDERATION of the payment of -0- Dollars ($0.00) cash, , and pursuant to a Grant of Love and Affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Harrison Towns, Grantor, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto Annie R. Towns, all his estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit:

Being Lot Number 1 on the Plan of Oakland Acres, Section 9 of record in Book 8250, Page 35, of the Register's Office for said County.

Beginning at a point at a concrete monument located at south-west corner of the property currently at the right of way of Saunders Avenue, thence North 52 degrees 58 minutes 39 seconds West 198.39 feet along the common boundary line of the Aubret D. Mitchell property to a concrete monument; thence North 00 degrees 15 minutes 11 seconds East 267.60 feet to an iron pin; thence South 85 degrees 8 minutes 7 seconds East 25 feet to an iron pin; thence South 00 degrees 15 minutes 11 seconds West 121.68 feet to an iron pin; thence South 49 degrees 40 minutes 21 seconds East 279.60 feet to an iron pin; thence South 44 degrees 18 minutes 00 seconds West 115 feet to the point of beginning.

Being the same property conveyed to Annie R Jackson-Towns and James Harrison Towns by deed from David Alan Sturdivant and wife, Dianne Haynes Sturdivant, by Warranty Deed dated September 24, 2007 and recorded as 20070924-0113313, said Register's Office.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 1306 Saunders Avenue, Madison TN 37115.

Annie R. Jackson-Towns and Annie R. Towns are the same person.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3 day of June, 2009.

James H Towns
JAMES HARRISON TOWNS

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and of said county and state, personally appeared James R. Harrison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Hendersonville, Tennessee, this 3 day of June, 2009.

NOTARY PUBLIC

HELEN C. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 022613