QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/30/09 12:09 3 pgs
Fees:22.00 Taxes:0.00
20090630-0060808

THIS INSTRUMENT WAS PREPARED BY:
Manson, Jones, & Associates, 1223 5th Ave. North, Nashville, TN 37208

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Ruth Lewis **Carlos Partee** **1707 McKinney Street** **Nashville, TN 37208**	**Same**	**069-02-0-010.00**

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLA (1.00) AND OTHER GOOD VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purposes of making a re-conveyance, I, **Ruth Lewis**, by these present do hereby quitclaim and convey unto **R.A. Stewart, Trustee**, his successors and assigns (where the context requires or permits) the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Being Lots Nos. 55 and 56 on the Plan of Buena Vista Heights, Addition, of record in Book 161, page 19, Register's Office for said County.

Said Lots adjoin and front together 100 feet on the south side of McKinney Street, formerly Spring Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Carlton W. McClemore and Ruth Lewis, by deed from Herbert McClemore and wife, Louise McClemore, being of record in Book 6702, Page 216, Register's Office for Davidson County, Tennessee.

Further, the 50% of Carlton W. McClemore, now deceased, has been devised to Carlos Partee, said devise being of record in Instrument No. 200901210005060, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as **1707 McKinney Ave., Nashville, TN 37208**

AND NOW, I, the said **R.A. Stewart, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Ruth Lewis for Life then to Carlos Partee**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 3rd day of February, 2009.

Signed, sealed and delivered by Grantor.

Ruth Lewis

R.A. Stewart, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

AFFIANT

Notary Public

My Commission Expires:

BRENDA ANNE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee this 3rd day of February, 2009.

Commission expires:

Notary Public

BRENDA ANNE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named R.A. Stewart, Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of February, 2009.

Commission expires:

Notary Public

BRENDA ANNE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2011

Prepared by:
Bicentennial Title & Escrow Inc.
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Donald Taylor

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires: _____



My Commission Expires MAR. 4, 2013