This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
110 Glancy Street, Suite 112
Nashville, TN 37072

BILL GARRETT, Davidson County
Trans:T20090047110 DEEDQC
Recvd: 07/14/09 09:26 5 pgs
Fees:27.00 Taxes:0.00
20090714-0065603

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Mary Chester 4621 Churchwood Drive Nashville, TN 37220	SAME	Map: **132 14 0 082.00** Group: Parcel:

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **James W. Baxendale,** Deceased**, and wife Martha Baxendale,** Deceased**,** by all Heirs at Law**, James W. Chester, Mac A. Chester, Mary Ann Chester and Clara Chester Martin** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Mary Ann Chester** (the "Grantee"), her successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 99 on the Plan of Oak Hill Valley, as of record in Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Van Leer Drive at the corner of Lots Nos. 99 and 100; thence easterly with said Drive, 180.37 feet to a monumnet; thence northeasterly around a slight curve, 34.29 feet to a monument in the west margin of Churchwood Drive; thence north with said Drive , 255.75 feet to the corner of Lots Nos. 98 and 99; thence westerly along the line of said lots, 200 feet to the rear corner of Lots Nos. 99 and 100; thence southerly with the line of said lots , 247.70 feet to the beginning.

Being the same property conveyed to James W. Baxendale and wife Martha Baxendale, an undivided one half interest and Mary Chester, an undivided one half interest by Deed of record in **Book 5127, Page 520**, Register's Office for Davidson County, Tennessee.

James William Baxendale, being one and the same as James W. Baxendale, having since died on the 22nd day of February, 1985, a resident of Nashville, Davidson County, Tennessee, beiing survived by his spouse, Martha Baxendale and having no issue.

Martha Baxendale having since died testate on the 3rd day of June, 2008 as a widow without issue, in Nashville, Davidson County, Tennessee. Said Will having been probated in Probate Court for Robertson County, Tennessee at Springfield, bearing Docket No.: 20468; being survived by her sole heirs at law: James W. Chester, Mac A. Chester, Mary Ann Chester and Clara Chester Martin.

Mary A. Chester and Mary Chester are one and the same as Mary Ann Chester.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 4621 Churchwood Drive, Nashville, TN 37220.

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

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 our hands this 25 day of June, 2009.

James W. Chester
GRANTOR - JAMES W. CHESTER

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James W. Chester**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 25 day of June, 2009.

KATHY F. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

NOTARY PUBLIC

My Commission expires: 3-2-2013

Mac Chester

GRANTOR - MAC A. CHESTER

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MAC A. CHESTER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 25 day of June, 2009.

NOTARY PUBLIC

My Commission expires: 3-2-2013

KATHY F. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WITNESS our hands this 25th day of June, 2009.

WITNESS our hands this 25 day of June, 2009.

GRANTOR - MARY ANN CHESTER

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY ANN CHESTER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 25 day of June, 2009.

NOTARY PUBLIC

My Commission expires: 3-2-2013

KATHY F. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Clara Chester Martin
GRANTOR - CLARA CHESTER MARTIN

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLARA CHESTER MARTIN**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 25 day of June, 2009.

KATHY F. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Kathy Harris
NOTARY PUBLIC

My Commission expires: 3-2-2013

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ -0- Tax Family Transfer

Mary A. Chester
Affiant

Subscribed and sworn before me this 25 day of June, 2009.

JEFFREY M. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires JAN. 7, 2013

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