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
20090714-0065604

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Mary Chester 4621 Churchwood Drive Nashville, TN 37220	SAME	Map: **104 09 0 242.00** 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, **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 Two Tracts of land in said County, as follows:

Tract No. 1: Being the southerly 62 ½ feet of Lot No. 5 of Block "J" on the Plan of Whitland Realty Company's Subdivision as of record in Book 332, page 141.

Said part of Lot No. 5 fronts 52 ½ feet on the Weterly side of Bowling Avenue and extends back between parallel lines, 180 feet to a dead line.

Tract No. 2: Being the southerly 25 feet of Lot No. 4 and the norhtherly 37 ½ feet of Lot No. 5 of Block "J" on the Plan of Whitland Realty Company's Subdivision as of record in Boook 332, page 141.

Said parts of Lots Nos. 4 and 5 front together 52 ½ feet on the westerly side of Bowling Avenue and extends back between parallel lines, 180 feet to a dead line.

Being the same property conveyed to Martha Baxendale and Mary Chester, Tenants in Common, by Deed of record in **Book 5088, Page 315**, Register's Office for Davidson County, Tennessee.

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 Chester, Mary A. Chester and Mary Ann Chester are one and the same person.

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

This is improved property known as: 213 and 215 Bowling Avenue, Nashville, TN 37205.

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

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

WITNESS our hands this 25 day of June, 2009.

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.

KATHY F. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

NOTARY PUBLIC

My Commission expires: 3-2-2013

Mary Ann Chester

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

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

WITNESS our hands this 25 day of June, 2009.

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- (Inter Family Transfer)

Mary A. Chester
Affiant

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

NOTARY PUBLIC

My Commission Expires:

JEFFREY M. GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

A:\Group\Jeff\Realty\Deeds\Ramsay\QCD