Quitclaim Deed

AT-20090108

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 8th day of October, 2009.

Notary Public

My Commission Expires: 6-12-11

APRIL C. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court, Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
Byrd's Automotive, Inc.	Same	118-2-237
2503 White Avenue		
Nashville, TN 37204		

KNOW ALL MEN BY THESE PRESENTS that **Jimmy C. Byrd and wife, Linda L. Byrd**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Byrd's Automotive, Inc.**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in **Davidson** County, Tennessee, described as follows:

Exhibit "A"

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being Lot 83 and the southerly 47 feet of Lot 84 of the George Waddey Subdivision of Westwood as of record in Plat Book 332, page 99, Register's Office for Davidson County, and being bounded on the north by the Parcel 239, Map 118-2, on the east by the west right-of-way line of White Avenue, on the south by Lot 82 and on the west by the east right-of-way line of a 15 foot alley and being more particularly described as follows:

BEGINNING at a point in the west right-of-way line of White Avenue, a common corner with Parcel 239, said point being 53 feet south of the south right-of-way line of Inverness Avenue;

Thence with the west right-of-way line of White Avenue south 13 deg. 17 min. 00 sec. east, 97.00 feet to a point, a common corner with Lot 82;

Thence with Lot 82 south 76 deg. 20 min. 00 sec. west, 165.10 feet to a point in the east right-of-way line of a 15-foot alley;

Thence with said alley north 13 deg. 16 min. 40 sec. west, 97.00 feet to a point, a common corner with Parcel 239;

Thence with Parcel 239 north 76 deg. 20 min. 00 sec. east, 165.10 feet to the point of beginning.

Containing 16,014 square feet (0.368 acres more or less).

Being the same property conveyed to Jimmy C. Byrd and wife, Linda L. Byrd from Jimmy C. Byrd and wife, Linda L. Byrd by Warranty Deed dated February 14, 1991 and recorded February 14, 1991 in Book 8292, page 825, Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

Information contained in this description based on a survey by Howard George, R.L.S., dated September 1, 1984.

( ) unimproved
This is (X) improved property known as 2503/05 White Avenue, Nashville, TN 37204.

BILL GARRETT, Davidson County
Trans:T20090073848 DEEDQC
Recvd: 10/30/09 09:37 2 pgs
Fees:12.00 Taxes:0.00
20091030-0100160

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 8th day of October, 2009.

Jimmy C. Byrd

Jimmy C. Byrd

Linda L. Byrd

Linda L. Byrd

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Jimmy C & Linda L. Byrd, a Notary Public in and for said county and state, the within named Jimmy C. Byrd and Linda L. Byrd, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Pickwick Sales STATE Tennessee, this the 8th day of October, 2009.

SAUNDRA MASON
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY

Saundra K Mason

Notary Public
My Commission Expires: 9/19/12