QUITCLAIM DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00

Loreda D. Majors
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF Sept, 2010.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Loreda D Majors (NAME)	Loreda D. Majors (NAME)	
4213 Ashland City Hwy (ADDRESS)	4213 Ashland City Hwy (ADDRESS)	
Nashville TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37218 (CITY) (STATE) (ZIP)	81-15-39.00

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Theodore E. Bolden, unmarried**, HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Loreda D. Majors**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 88, S. A. CHAMPION'S SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 132, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM H. ALLEN AND WIFE, MARTHA MAE ALLEN A ONE-HALF UNDIVIDED INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE; AND A ONE-HALF UNDIVIDED INTEREST TO THEODORE E. BOLDEN AND WIFE, DOROTHY M. FORDE BOLDEN BY WARRANTY DEED FROM TOM MITCHELL AND WIFE, LIZZIE MITCHELL, RECORDED ON THE 5TH DAY OF DECEMBER, 1968 IN BOOK 4291, PAGE 997, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Martha Mae Allen having since predeceased the said William H. Allen, and the said William H. Allen having since passed on August 26, 2009. The said Dorothy M. Forde Bolden having since passed on March 14, 1975, leaving the said Theodore E. Bolden as the surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO ACTION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is ( ) **unimproved** (X) **improved** property known as 1409 22nd Avenue North Nashville, Tennessee 37208.
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 30th day of September, 2010.

Theodore E. Bolden by Henry A Moses as Attorney in Fact
Theodore E. Bolden by Henry A Moses as Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20100063439 OEEDQC
Recvd: 10/06/10 14:45 2 pgs
Fees:13.00 Taxes:11.10
20101006-0080166

STATE OF TN
COUNTY OF Davidson

Before me personally appeared HENRY A. MOSES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THEODORE E. BOLDEN, and who acknowledged he/she/they executed the same as the free act and deed of the said THEODORE E. BOLDEN.

Witness my hand and official seal, this the 30 day of Sept, 2010.

Notary Public

My Commission Expires: 7.3.12

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

RETURN TO:
Loreda Major
4213 Ashland City Hwy
Nashville TN 37218