BILL GARRETT, Davidson County
Trans:T20100076384 DEEDQC
Recvd: 12/03/10 13:02 2 pgs
Fees:12.00 Taxes:0.00
20101203-0096535

QUITCLAIM DEED

FROM: CHARLES E. WALLACE JR.

TO: QUINTETTA T. JOHNSON

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Quintetta T. Johnson 3311 West Hamilton Ave. Nashville, TN 37218	SAME	Map / Parcel 70-1 / 42

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
404 James Robertson Parkway
1850 Parkway Towers
Nashville, Tennessee 37219
(615) 244-7708

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Quintetta T. Johnson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF July, 2010.

Toni Barrett
NOTARY PUBLIC

My Commission Expires: 3-[illegible]

TONI BARRETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a conveyance to create a fee simple absolute I, Charles E. Wallace, Jr., by these presents do hereby quitclaim and convey all my interest unto Quintetta T. Johnson, her successors and assigns, all right, title and interest in and to the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 299 on the Plan of Section V, Treppard Heights, as of record in Book 2663, page 100, Register's Office for said County.

SAID Lot No. 299 fronts 80 feet on the southerly side of West Hamilton Avenue and runs back 690 feet, more or less, on the easterly line and 666.7 feet, more or less, on the westerly line, to the center line of Whites Creek on which it measures 81 feet, more or less.

BEING the same property conveyed to Charles E. Wallace and Gertie Wallace of record in Deed book 4392, page 209 RODC, later awarded to Charles E. Wallace by Final Decree of Divorce of record in Book 7405, page 473 Probate Court for Davidson County, Tennessee, the said Charles E. Wallace having since died intestate October 31, 2009, survived by heirs at law Charles E. Wallace, Jr. and Selene Venet King.

This conveyance is subject to any and all existing restrictions and easements of record.
THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved (X) property, known as 3311 West Hamilton Ave., Nashville, Tennessee 37218.

And now, I, Charles E. Wallace, Jr. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Quintetta T. Johnson, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here 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 I have hereunto set my hand on this the 6th day of July, 2010.

Charles E Wallace Jr

CHARLES E. WALLACE, JR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for County and State, the within named, CHARLES E. WALLACE, JR., the grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 2010.

Toni Barrett

Notary Public

TONI BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012

My Commission Expires: 3-10-2012