BILL GARRETT, Davidson County
Trans:T20110000442 DEEDQC
Recvd: 01/03/11 15:19 2 pgs
Fees:12.00 Taxes:0.00
20110103-0000624

# QUITCLAIM DEED

**FROM:** **PEGGY JOAN JOHNSON**

**TO:** **JAMES ALLEN PATTERSON**

| **ADDRESS NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP-PARCEL NO.** |
|---|---|---|
| **James Allen Patterson**<br>**867 Carter Street**<br>**Nashville, TN 37208** | **James Allen Patterson**<br>**875 Granada Avenue**<br>**Nashville, TN 37206** | **82-4-227**<br>**Lots 89, 90**<br>**Part of Lot 91** |

**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.

**AFFIANT**

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF ~~AUGUST~~ October, 2010.

**NOTARY PUBLIC**

My Commission Expires: 12-1-2012

HILLARY ANNE CAVE
STATE OF TENNESSEE
NOTARY PUBLIC
WASHINGTON 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, PEGGY JOAN JOHNSON, by these presents do hereby quitclaim and convey any and all right, title and interest I may have in the following described tract or parcel of land to JAMES ALLEN PATTERSON, equally, his successors and assigns, to wit:

Beings Lot Nos. 89, 90 and the westerly 12 feet of lot No. 91 on the map of Thornby Place, as of record in book 332, page 3, Register's Office for said County.

Said Lot Nos. 89, 90 and part of lot No. 91 front together 246 feet on the northerly side of Carter Avenue or Street and run back 150 feet on the easterly line and 153 feet, more or less, on the westerly line, with the easterly margin of the right-of-way of the L. & N. Railroad to an alley, measuring 185 feet thereon.

Being the same property conveyed to Sam Davis Patterson and wife, Martha Patterson, from Ernest Tap Piper and wife, Elsie M. Piper, by Warranty Deed, on March 2, 1962, as of record in Book 3344, page 525, Register's Office of Davidson County.

That Sam Davis Patterson and wife, Martha Patterson, having both died intestate on November 16, 1975 and September 16, 1977, respectively, were survived by the following children and heirs at law: Mary Lee Organ, Peggy Joan Johnson, Franklin Delano Patterson, David Patterson, Ann Watkins and that children Willie J. Patterson and Thomas Lee Patterson died subsequently with no living children known surviving them, and that another child, Eleanor R. McGrady, died April 2, 1990, intestate, survived by children, Robert Meadows and Candie McGrady, all living children and grandchildren being over the age of 18. James Allen Patterson also being one of the surviving children of Sam Davis Patterson and Martha Patterson.

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 property is known as 867 CARTER STREET, Nashville, Tennessee, 37208.

And now I, PEGGY JOAN JOHNSON, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto JAMES ALLEN PATTERSON, equally, his 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. This transfer is by Quitclaim and we make no warranties as to the title.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of August, 2010.

Peggy Joan Johnson
PEGGY JOAN JOHNSON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for County and State, the within named, PEGGY JOAN JOHNSON, 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 30th day of August, 2010.

Connie F. Spurlin
Notary Public

My commission expires: 9/24/2012

CONNIE F. SPURLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY