This Instrument Prepared by:
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BILL GARRETT, Davidson County
Trans:T20110010796 DEEDQC
Recvd: 02/22/11 14:46 2 pgs
Fees:12.00 Taxes:0.00
20110222-0014553

QUITCLAIM DEED

Name and Address of New Owner:	Name and Address of Entity Responsible For Payment of Real Property Taxes:	Tax Map Parcel No.:
Wanda Foxx 1904 Riverside Drive Nashville, TN 37216	Same	72-11 Par. 387

THIS INSTRUMENT, made and entered into this 24 day of Jan, 2011, by and between Sondra Cooks ("Grantor") and Wanda Foxx ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate having an address of 1904 Riverside Drive, Nashville, Davidson County, Tennessee 37216.

Being Lot No. 198 on the Plan of Waters Place, as of record in Book 4659, Page 471, Register's Office for said County, to which reference is made for a more particular description.

This conveyance is made subject to the following:

1. 1973 Metropolitan Nashville-Davidson County Taxes.
2. Restrictions contained in deed from 4th & 1st Bank & Trust Co. To C. H. Waller, Trustee, dated June 30, 1924, I. E., that the sale of intoxicating liquors shall not be permitted on said premises.
3. That no residence shall be erected on the aforesaid lots which shall cost less than $1500.00 at a reasonable estimate.

Being the same property conveyed from Robert L. Wiggins and wife, Brenda P. Wiggins o Ann J. Davis, a widow, as of record in Book 4755, Page 618, RODC.

S.O.T. - # 20110222-0014551

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

Mrs. Sondra B. Cooks
GRANTOR
By:_____
Title:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, William H Taylor, of the State and County aforesaid, personally appeared Sondra Cooks, 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 seal, this 24 day of January, 2011.

WILLIAM H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

William H Taylor
Notary Public
My Commission Expires: My Commission Expires: November 7, 2012

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Wanda E Fox
Affiant/Grantee

Subscribed and sworn to before me this 24 day of January, 2011.

William H Taylor
Notary Public
My Commission Expires: My Commission Expires: November 7, 2012

WILLIAM H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY