PICK-UP

BILL GARRETT, Davidson County
Trans:T20110034446 DEEDQC
Recvd: 06/09/11 09:09 2 pgs
Fees:12.00 Taxes:0.00
20110609-0044081

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:
Debra Joyce, et al.
1027 43rd Avenue, North
Nashville, TN 37209

SEND TAX BILLS TO:
Same

MAP: 91-8
Parcel: 64

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, we **DEBRA JOYCE and KENNETH JOYCE**, GRANTORS, do hereby quitclaim unto **CLIFFORD E. FOSTER and DEREK JOYCE**, one-half (½) of all of our rights, title and interests in our property described as the following tract or parcel of land in Davidson County, Tennessee, to wit:

> **LAND** in Davidson County, Tennessee, being Lots 26 and 27 on the Map of L.H. Davis' Subdivision of Lot No. 41, Clifton Plan of record in Book 57, Page 100, Register's Office for said County, described as follows:
>
> **SAID** Lots 26 and 27 front together 100 feet on the westerly side of 43rd Avenue North, formerly Douglas Street, and run back between parallel lines 150 feet to an alley.
>
> **BEING** the same property conveyed to Earnest Joyce and wife, Fannie Mai Joyce by deed from Earnest Joyce, Jr. and wife, Rosalyn Joyce, of record in Book 6809, Page 822, Register's Office for Davidson County, Tennessee; **THE** said Earnest Joyce having predeceased Fannie Joyce; **THE** said Fannie Joyce having died testate and her estate administered in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 06P-266. Under the terms of the Last Will and Testament of Fannie Joyce, deceased, her property located at 1027 43rd Avenue, North was bequeathed to Debra Joyce, Kenneth Joyce and Travis Joyce.

This is improved property located at 1027 43rd Avenue, North, Nashville, TN 37209

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set my hand, on this 7th day of June, 2011.

Debra Joyce
DEBRA JOYCE

Kenneth C Joyce
KENNETH JOYCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 7th day of January, 2009, before me personally appeared **DEBRA JOYCE and KENNETH JOYCE**, bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 7/8/13

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 7th day of June, 2011.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 7/8/13

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY