BILL GARRETT, Davidson County
Trans:T20110043858 DEEDQC
Recvd: 07/20/11 14:34 2 pgs
Fees:12.00 Taxes:0.00
20110720-0055637

QUITCLAIM DEED

105-13-0
196.00

New Owner & Address	Taxable Party	Instrument Prepared By:
Rose E. Cox 211 Cherry Drive Franklin, TN 37064	Rose E. Cox 211 Cherry Drive Franklin, TN 37064	Jennifer Sheppard, Esq. 501 Union St., Suite 503 Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 28 day of April, 2011.

Notary Public
My commission expires: 1-21-2013

EMILY RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATION OR WARRANTY IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

KNOW ALL MEN BY THESE PRESENTS, that LEROY COX and ROSE E. COX, as wife, (Grantors), for and in the consideration set forth above, do hereby bargain, sell, release, remise, quit claim, and convey unto ROSE E. COX (Grantee), all interest to a certain tract or parcel of land in Davidson County, State of Tennessee, found in Map 105-13, Parcel 196 in the Register of Deeds Office in said County, more accurately described as follows: TO WIT:

Being the easterly 50 feet of Lots Nos. 1,2 and 3 in W.S. Duckworth's Plan of Lots, as of record in Book 57, Page 83, Register' Office for said County. Said parts of said Lots Nos. 1,2 and 3 front together 50 feet on the southerly side of Caroline or Lawrence Avenue and run back between the parallel lines of 156 ½ feet, more or less, along the westerly margin of an alley to the north line of Lot No. 4 in said Plan.

Being the same property that was conveyed by Claudia M. Gross, individually and as Executrix of the Estate of Zula B. Feerick and Gayle Mooningham Hunter to Leroy Cox and wife, Rose E. Cox on September 15, 1982 at Book 5938, Page 32 of the Register's Office for

Davidson County, Tennessee.

This improved property is also known as 1109 Lawrence Avenue, Nashville, TN 37204.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever: and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of gender shall be applicable to all genders.

The below signed persons, to whom I am personally acquainted, or in the alternative satisfactorily proved their identity to me, have appeared before me and sworn to the statements in the document as being true and correct to the best of their knowledge, information, and belief and that the statements are made for the reasons stated herein.

LEROY COX

Sworn to and subscribed before me this 28 day of April, 2011.

NOTARY PUBLIC

My Commission Expires: 1-21-2013

EMILY RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ROSE E. COX

Sworn to and subscribed before me this 6 day of June, 2011.

NOTARY PUBLIC

My Commission Expires: 1/07/2013

JENNIFER SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN