BILL GARRETT, Davidson County
Trans:T20120028959 DEEDQC
Recvd: 04/20/12 10:58 2 pgs
Fees:12.00 Taxes:0.00
20120420-0033940

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Sherri Hubbard **1012 15th Avenue South** **Nashville, TN 37212**	**James E. Anderson** **1012 15th Avenue South** **Nashville, TN 37212**	**Map 105-1** **Parcel 166**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **JAMES E. ANDERSON AND WIFE, BETTY ANDERSON** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **SHERRI E. HUBBARD, WITH A LIFE ESTATE RETAINED BY JAMES E. ANDERSON AND WIFE BETTYE ANDERSON**, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of B. F. Shields Heirs Addition to West Nashville, of record in Book 57, page 31, of record Register's Office for Davidson County, Tennessee, and described according to a survey made by Barge, Waggoner, Sumner & Cannon, dated November 5, 1975, as follows:

Beginning at a point on the easterly margin of 15th Avenue South 303 feet South of Grand Avenue; thence South 82 deg 57' East 141.1 feet to the westerly margin of Alley No. 434; thence South 8 deg 51' West 50.5 feet to a point; thence North 82 deg. 58' West 141.1 feet to the westerly margin of 15th Avenue South; thence with the margin of the same North 8 deg. 51' East 50.5 feet to the point of beginning.

Being the same property conveyed to James E. Anderson and wife, Betty Anderson by Quitclaim Deed from James E. Anderson, of record in 5206, page 905, Register's Office for Davidson County, Tennessee. Being the same property conveyed to James E. Anderson, unmarried by Warranty Deed from Sam McKissack, of record in Book 5155, page 74, said Register's Office. Betty Anderson and Bettye Anderson are one and the same, correct name is Bettye Anderson.

The information on this Quitclaim Deed was taken from the prior Quitclaim Deed.

This is improved property known as: 1012 15th Ave South, Nashville, Tennessee 37212.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of April, 2012.

James E. Anderson

James E. Anderson

Bettye Anderson

Bettye Anderson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, of said county, **James E. Anderson and Bettye Anderson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the **19th day of April, 2012**

My Commission Expires:_____ **NOTARY PUBLIC**

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0-.

(Affiant)

Subscribed and sworn to before me, this 19th day of April, 2012.

NOTARY PUBLIC

My Commission Expires:_____

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014