BILL GARRETT, Davidson County
Trans:T20120082926 DEEDQC
Recvd: 10/31/12 12:02 3 pgs
Fees:17.00 Taxes:0.00
20121031-0099986

QUITCLAIM DEED

FROM: JAMES ALVIN CROSSMAN

TO: MARY B. CROSSMAN

This instrument Was Prepared by:
Rebecca K. McKelvey, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
4400 Ridgefield Way, #205 Nashville, TN 37205	SAME	092-16-0-094.00 092-16-0-095.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Mary Bell Crossman v. James Alvin Crossman, Civil Action No. 10D-3310, Third Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Mary Bell Crossman
Affiant

Sworn to and subscribed before me, this the 18th day of Oct, 2012.

Candace Holloran
Notary Public

My Commission Expires: 11-3-15

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

17460N:101558:958660:1:NASHVILLE

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Mary Bell Crossman v. James Alvin Crossman, Civil Action No. 10D-3310 in the Third Circuit Court for Davidson County, Tennessee**. Accordingly, **James Alvin Crossman** does hereby quitclaim unto the said **Mary B. Crossman**, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

> BEING land in Nashville, Davidson County, Tennessee, being part of Lot 151 on the Plan of the John Boyd Home Place recorded in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> BEGINNING in the southerly right-of-way of Hayes Street at the northeast corner of Lot 1 on the Resubdivision of a portion of Lots 150 and 151 of the John Boyd Home Tract as recorded in Plat Book 6250, Page 708, Register's Office for Davidson County, Tennessee; thence along said southerly right-of-way North 58 degrees 14' 32" East, 99.85 feet to a point 50 feet West of the West right-of-way of Nineteenth Avenue North; thence leaving said right-of-way South 31 degrees 40' 51" East, 139.12 feet; thence South 58 degrees 00' 36" West, 49,85 feet; thence South 31 degrees 53' 24" East, 32.39 feet to the northerly margin of an alley; thence along said alley South 58 degrees 06' 36" West, 50.13 feet to the southeast corner of the aforesaid Lot 1; thence leaving said alley and continuing with Lot 1 North 31 degrees 40' 45" West, 171.83 feet to the point of beginning and containing .357 acre, more or less.
>
> Being the same property conveyed to James Alvin Crossman and wife, Mary L. Crossman, by deed from George N. Spiva, Trustee, of record in Book 9716, page 738, dated June 27, 1995, said Register's Office.
>
> The above description is the same as in the previous deed of record.

This is improved property known as 1903 and 1905 Hayes Street, Nashville, Tennessee 37203.

Witness my hand this 18th day of Oct, 2012.

James Alvin Crossman

James Alvin Crossman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Candace Holloran, a Notary Public of said County and State, JAMES ALVIN CROSSMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of Oct, 2012.

Candace Holloran
Notary Public

My Commission Expires: 11-3-15

CANDACE HOLLORAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY