BILL GARRETT, Davidson County
Trans:T20130008553 DEEDQC
Recvd: 01/31/13 11:43 2 pgs
Fees:13.00 Taxes:166.50
20130131-0010143

QUITCLAIM DEED

FROM: TONY WADE HOLBROOKS

TO: MINNIE H. MCCLURE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Minnie H. McClure 109 Sadler Court Nashville, TN 37210	109 Sadler Court Nashville, TN 37210	106 13 0 151.00

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
404 James Robertson Parkway
Suite 1850
Nashville, Tennessee 37219
(615) 244-7708

ANGELA SPINOSA
MY COMMISSION #EE066766
EXPIRES: FEB 22, 2015
Bonded through 1st State Insurance

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $45,000.00

Minnie H. McClure
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF January, 2013.

NOTARY PUBLIC
My Commission Expires: 02/22/2015

FOR AND IN CONSIDERATION of $45,000.00 and other good and valuable consideration, Tony Wade Holbrooks, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Minnie H. McClure, hereinafter called the Grantee, his successor and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

Being lots Nos. 11 and 12 on the Resubdivision of Part of Sadler Place, Section 9, as of record in book 2083, page 77, Register's Office for said County. Said lots Nos. 11 and 12 front together 91.3 feet on the westerly side of Sadler Court and extend back 165 feet on the sourly line and 178.2 feet on the northerly line with the southerly right-of-way of the N.C. & St. L. Railroad right-of-way to an alley, measuring 158.8 feet thereon.

Being the same property conveyed to Tony Wade Holbrooks by quitclaim deed from Daryl Bradford Fischer of record in document 20100212-0011343, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 any gender shall be applicable to all genders.

And now, **TONY WADE HOLBROOKS**, convey unto **MINNIE H. MCCLURE**, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 25th day of _____, 2013.

TONY WADE HOLBROOKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

CRYSTAL LONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Personally appeared before me, a Notary Public in and for County and State, the within named, **TONY WADE HOLBROOKS** the grantor, 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 25th day of January 2013.

Notary Public

My commission expires 12/6/16