Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20130306-0022402

Prepared By:

Dalton M. Mounger
Attorney at Law
Columbia, Tennessee

QUITCLAIM DEED

For the consideration of the sum of $10.00, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Donald R. Flowers**, Grantor, which expression shall include heirs, assigns and personal representatives, conveys and quitclaims unto **Ralph Ed Bailey**, Grantee, which expression shall include heirs, assigns and personal representatives, an undivided one-half (½) interest in and to the following described property:

PARCEL - A:

Tract No. 1: Land in Davidson County, Tennessee, being Lots Nos. 3 & 4 on the Map of Alexander Campbell & Wife's Plan, as of record in Book 18, page 649, Register's Office for said County.

Said lots adjoin and front together 80 feet on the westerly side of 6th Avenue, South and run back between parallel lines 210 feet to an alley.

Tract No. 2: Land in Davidson County, Tennessee, between Lot No. 2 on the Map of Alexander Campbell & Wife's Plan as of record in Book 18, Page 649, Register's Office for said County.

Said lot fronts 40 feet on the westerly side of 6th Avenue, South and runs back between parallel lines 210 feet to an alley.

Map & Parcel 093-14-528.00

PARCEL - B:

Tract No. 1: Being part of Lots Nos. 7, 8, 9 and 10 and a part of two alleys north and west as shown in A. Campbell and wife's plan of lots in South Nashville, as of record in Book 18, page 649, Register's Office for said County, described as follows: Beginning at a point on the westerly margin of Sixth Avenue South, being the Southeast corner of Lot 5 as shown on said plan, and being the northwest corner of New Oak Street and Sixth Avenue South; running thence southwardly along the north margin of New Oak Street to the right-of-way of the N.C. & St. L. Railroad; thence northwardly along the east margin of said right-of-way to the southwest corner of said Lot 5; thence along the southerly margin of said Lot 5, to the point of beginning.

Map & Parcel 093-14-527.00

Tract No. 2: Being Lot No. 5 in the plan of Alexander Campbell and wife, said Lot No. 5 fronts 40 feet on the west side of now Sixth Avenue, South, and runs back westerly between parallel lines 200 feet to an alley.

Map & Parcel 093-14-524.00

Description same as prior deed.

Being the same property conveyed to Donald R. Flowers (an undivided ½ interest) by warranty deed of record in Instrument No. 20090407-0031719, in the Register's Office of Davidson County, Tennessee. With this deed, Ralph Ed Bailey becomes the sole owner of the described property.

In Witness Whereof, this conveyance has been executed on the 30 day of January, 2013.

Donald R. Flowers

Donald R. Flowers

State of Tennessee
County of Maury

Personally appeared before me, the undersigned, Donald R. Flowers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of January, 2013.

My commission expires:
April 22, 2014

Notary Public

ASHLEY KING STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

State of Tennessee
County of Maury

I hereby affirm that the actual consideration for this transfer is $0.

Donald R. Flowers
Affiant

Sworn to and subscribed before me, this 30 day of January, 2013.

My commission expires:
April 22, 2014

Notary Public

ASHLEY KING STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

New Property Owners:

Ralph Ed Bailey
3810 Frazier Road
Knoxville, TN 37914-9738

Person(s) Responsible For Taxes:

Same

CERTIFICATE OF AUTHENTICITY

I, Traci Bruce, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Traci Bruce

Traci Bruce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Dawnelle B. Smith, a Notary Public in and for the County and State aforesaid, personally appeared, Traci Bruce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 6th day of March, 2013.

Dawnelle B. Smith

Notary Public

My Commission Expires: _____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
November 5, 2014
STATE OF TENNESSEE