BILL GARRETT, Davidson County
Trans:T20130024088 DEEDQC
Recvd: 03/25/13 12:59 2 pgs
Fees:12.00 Taxes:0.00
20130325-0029162

THIS INSTRUMENT WAS PREPARED BY:
John T. Horton, Esq.
150 Second Avenue North, Suite 225
Nashville, Tennessee 37201

QUIT CLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
JOHN T. HORTON 1231 5th Avenue North Nashville, Tennessee 37208	JOHN T. HORTON 1231 5th Avenue North Nashville, Tennessee 37208	082-09-0 292.0

I James Donel Wallace, an unmarried man, the grantor, do hereby quitclaim and convey unto John T. Horton, an unmarried man, the grantee, his heirs and assigns, the following described tract or parcel of land in Davidson County, state of Tennessee, known as follows-to-wit:

Being the northerly 461/2 feet of Lot No. 1 on the Plan of Ratterman's Subdivision of Lots Nos 87, 88, 89 & 90 in D.T. McGavock's First Addition of record in Book 161, page 42 Register's Office for said County.

Said part of Lot No. 1 fronts 461/2 feet on the westerly side of 5th Avenue North, formerly Summer Street and runs back parallel lines 170.9 feet to an alley.

Being the same property conveyed to John Thomas Horton by deed from Phillip V. Rush and Nancy B. Hardaway as of record in Book 10275, page 255, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by John Thomas Horton to James Donel Wallace by Quit Claim Deed of record under instrument number 20041229-0153937 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS: 1233 – 1235 5th Avenue North
Nashville , Tennessee 37208

IN WITNESS WHEREOF, I have hereunto set my hand to this Quit Claim Deed.
DATE: 3/25/13

JAMES DONEL WALLACE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, JAMES DONEL WALLACE, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he executed the foregoing Quit Claim Deed for the purposes therein contained.

WITNESS my hand and official seal , this 25 day of March, 2013.

NOTARY PUBLIC

My commission expires: 5-20-2014

REBEE D. GARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

AFFIRMATION OF VALUE

I do hereby swear or affirm that the actual consideration for this transfer is $0.00 which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

DATE: 3/25/13

JAMES DONEL WALLACE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, JAMES DONEL WALLACE, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he executed the foregoing Quit Claim Deed Affirmation of Value for the purposes therein contained.

WITNESS my hand and official seal , this 25 day of March, 2013

RENEE D. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 5-20-2014

My Commission Expires MAY 20, 2014