BILL GARRETT, Davidson County
Trans:T20130066398 DEEDQC
Recvd: 08/02/13 13:36 2 pgs
Fees:12.00 Taxes:0.00
20130802-0081009

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Sandra G. Waller and Betty Sue James,** has bargained and sold, and by these presents do convey and transfer all right title and interest to **Calvin K. James and wife, Betty Sue James,** their heirs and assigns in and to the following real property in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot 53 on the Plan of Glencoe Acres, Section 1, as of record in Book 1835, page 136, Register's Office for said County.

Said Lot No. 53 fronts 102.7 feet on the easterly side of Minosa Drive and runs back 119.9 feet on the northerly line and 184.7 feet on the southerly line to a dead line, which is a broken line, and measures 117.1 feet thereon.

BEING the same property conveyed to Sandra G. Waller, Betty Sue James and Beverly Jane Wray, reserving a life estate in Donald D. Robinson, by Quitclaim Deed of record in Instrument No. 20061012-0126642, said Register's Office. The said Donald D. Robinson having since died, extinguishing his life estate. Beverly Jane Wray and husband, Gerald Wray having conveyed their interest to Sandra G. Waller and Betty Sue James by Quitclaim Deed dated August 19, 2011, and filed in Instrument No. 20110831-0067573, said Register's Office.

The above described property is not and has not been used as a residence by the grantors.

IN WITNESS WHEREOF, the parties have executed this instrument this 30th day of July, 2013.

Sandra G. Waller

Betty Sue James

STATE OF TENNESSEE DAVIDSON COUNTY ss:

On this 30th day of July, 2013, before me personally appeared Sandra G. Waller and Betty Sue James, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires:

8-23-16

HOLLY LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

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

Affiant

Subscribed and sworn to before me this 30th day of July, 2013.

Notary Public

My Commission Expires:

8-23-16

HOLLY LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

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Map/Parcel: 13307011000

NEW OWNER(S)

Mr. & Mrs. Calvin K. James
563 Brentview Hills Dr
Nashville TN 37220

SEND TAX BILL TO:

New Owners