STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Cal Walker, Affiant
Subscribed and sworn before me this the
16th Day of August, 2013.
L. Chandler, Deputy Register

BILL GARRETT, Davidson County
Trans:T20130070843 DEEDQC
Recvd: 08/16/13 10:59 2 pgs
Fees:12.00 Taxes:0.00
20130816-0086382

Recording requested by: _____

When recorded, mail to:

Name: ~~Beatrice Clay~~

Address: ~~2823 B Dunmore Dr.~~

City/State/Zip: ~~Nashville TN 37214~~

Space above reserved for use by Recorder's Office

Document prepared by:

Name Beatrice Clay

Address 2823 B Dunmore Dr.

City/State/Zip Nashville TN 37214

Property Tax Parcel/Account Number: 81-4-187

Quitclaim Deed

This Quitclaim Deed is made on Res. located at 1905 3rd Ave N., between Beatrice Clay, Grantor, of Davidson Co, City of Nashville, State of Tennessee, and Calvin Walker, Grantee, of Davidson Co, City of Nashville, State of Tennessee.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 1905 3rd Ave N., City of Nashville, State of Tennessee:

(see next page)

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2013 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

TRACT 2
BEING the northerly 37 feet of Lot No. 2 and the southerly 0.5 feet of a foot of Lot No. 3 on the Eli L. Woods plan of Lots, as of record in Book 21, Page 30, Register's Office for said County. Said parts of Lots Nos. 2 and 3 front together 37.05 feet on the westerly side of Third Avenue North and runs back between parallel lines, 166 feet to an alley.

BEING the same property conveyed to Jerry Vinett Jr., Corporation by Warranty Deed from Top Motors, Inc., a Tennessee Corporation, of record in Instrument No. 20010607-0059705, Register's Office for Davidson County, Tennessee.

TRACT 3
BEING the northerly 14.5 feet on the southerly 15 feet of Lot No. 3 on the Plan of Eli L. Woods Plan of Lots, as of record in Book 21, Page 30, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 3rd Avenue North at the southeast corner of the property conveyed to William Wade Carter and wife, from Leon Gilbert of record in Book 2028, Page 170, said Register's Office; thence with Carter's southerly line westward 166 feet to the easterly margin of an alley; thence with said alley southwardly 14.5 feet to the northwest corner of the property conveyed to Martin E. Gilmore by Deed from J. S. Walsh, of record in Book 2196, Page 433, said Register's Office; thence with Gilmore's northerly line eastwardly 166 feet to the westerly margin of 3rd Avenue North; thence with said Avenue northwardly 14.5 feet to the point of beginning.

BEING the same property conveyed to Jerry Vinett Jr., Corporation by Warranty Deed from Top Motors, Inc., a Tennessee Corporation, of record in Instrument No. 20010607-0059704, Register's Office for Davidson County, Tennessee.

Dated: 8/15/2013

Also, being the same property conveyed to Calvin D. Walker and wife, Beatrice J Walker in Instrument # 20020802-0092785, RODC. TN

(X) Beatrice Clay
Signature of Grantor

BEATRICE CLAY
Name of Grantor

Witness #1 — Signature of Witness #1 / Printed Name of Witness #1: RAYMOND HURLEY

Witness #2 — Signature of Witness #2 / Printed Name of Witness #2: JOE DANGERFIELD

State of Tenn County of Davidson

On 8-15-13, the Grantor, Beatrice Clay, personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Teresa P Parsons
Notary Signature

Notary Public,
In and for the County of Davidson State of Tenn
My commission expires: 7-6-2015

TERESA P. PARSONS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: July 6, 2015

Send all tax statements to Grantee. (New Owner)

CALVIN WALKER
1905 THIRD AVE N.
NASHVILLE, TN 37208