BILL GARRETT, Davidson County
Trans:T20140000340 DEEDQC
Recvd: 01/02/14 14:38 2 pgs
Fees:12.00 Taxes:0.00
20140102-0000470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Mattie Lee Price
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 2 DAY OF January, 2014.

ROBERT B. YOUNG
Notary Public

MY COMMISSION EXPIRES: July 7, 2014
(AFFIX SEAL)

STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
ROBERT B. YOUNG, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION RENDERED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAROLYN S. SPENCER	SAME	091-12-0-116.00
(NAME) 6056 BEECH HILL ROAD	(NAME)	091-12-0-118.00
(ADDRESS) PEGRAM, TN 37143	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MATTIE LEE PRICE, UNMARRIED, BEING THE SURVIVING TENANT BY THE ENTIRETY,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY **A REMAINDER INTEREST IN FEE SIMPLE** UNTO **CAROLYN S. SPENCER, HEREBY RETAINING A LIFE ESTATE UNTO MYSELF,** HER SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT,

Land in Davidson County, Tennessee, being Lots Nos. 69 and 71 of Block 56 on Plan 1 of West Nashville of record in Book 57, pages 74 and 75, Register's Office for said County.

Said lots adjoin and front together 50 feet on the easterly side of 45th Avenue North and run back between parallel lines, Lot No. 71 running back along the south margin of Georgia Avenue, 105.5 feet to an alley.

Being the same property conveyed to Jack Marlin Stephens and wife, Mattie Lee Stephens, from Mamie Lee Hill, a widow, by deed dated May 8, 1946 of record in Book 1389, page 399, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Robert L. Price and wife, Mattie Lee Price, from Jimmy A. Duncan, Trustee, by quitclaim deed dated April 7, 1987 of record in Book 7199, page 465, said Register's Office. The said Robert L. Price having since died March 24, 2012 leaving Mattie Lee Price the surviving tenant by the entirety.

AND

Land in Davidson County, Tennessee, being Lots Nos. 66 and 68 in Block No. 55 of Plan No. 1 of West Nashville as of record in Plan Book 57, pages 74 and 75, Register's Office of Davidson County, Tennessee, said property fronts 50 feet on the west side of 45th Ave. North and extends back westerly between parallel lines 110 feet to an alley.

Being the same property conveyed to Mattie Lee Price from Robert E. Hill, Trustee, by deed dated August 11, 1967 of record in Book 4162, page 728, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Robert L. Price and wife, Mattie Lee Price, from Jimmy A. Duncan, Trustee, by quitclaim deed dated April 7, 1987 of record in Book 7199, page 467, said Register's Office. The said Robert L. Price having since died March 24, 2012 leaving Mattie Lee Price the surviving tenant by the entirety.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

These legal descriptions are the same as prior Deeds.

Unimproved ( )
This is improved(X) property known as **610 & 611 45th AVENUE, NORTH, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of January, 2014.

Mattie Lee Price
MATTIE LEE PRICE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MATTIE LEE PRICE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of January, 2014.

My Commission Expires: July 7, 2014.

Robert B. Young
Notary Public

ROBERT B. YOUNG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.