BILL GARRETT, Davidson County
Trans:T20140007246 DEEDQC
Recvd: 01/31/14 10:01 2 pgs
Fees:12.00 Taxes:0.00

20140131-0008727

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-7-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JON D. LONG, 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 HAS BEEN PERFORMED NOR OPINION PROVIDED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELAINE MARIE BROWN	**SAME**	**082-07-0-163.00**
(NAME) **316 ARRINGTON ST.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, HARRY LEE WATKINS JR AND LAURA ELIZABETH WATKINS,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **ELAINE MARIE BROWN, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 Lot No. 2 on the Plan of East Nashville Real Estate Company's Resubdivision, of record in Book 4470, page 190, Register's Office for said County.

SAID Lot No. 2 fronts 53.0 feet on the southerly margin of Arrington Street, and extends back 176.0 feet on the westerly line and 176.0 feet on the easterly line to a dead line in the rear, measuring 53.0 feet thereon.

Being the same property conveyed to Harry L. Watkins and wife, Laura E. Watkins by Warranty Deed dated August 24, 1973, from Ted C. Mooney and George Gianikas, of record in in Book No. 4741, Page 128, Register's Office for Davidson County, Tennessee. Harry L. Watkins having died on December 2, 2002, leaving Laura E. Watkins as the surviving tenant by the entirety. The said Laura E. Watkins having since died on January 19, 2013, see Affidavit of Heirship being recorded herewith 20140131-0008726.

This is the same description as in the prior deed.

Unimproved ( )
This is improved(X) property known as **316 ARRINGTON ST., NASHVILLE, TN 37207**
(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 31st day of January, **2014.**

HARRY LEE WATKINS, JR.

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 **HARRY LEE WATKINS, JR,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of January, **2014.**

My Commission Expires: 3-7-2017

Notary Public

Witness my hand this 31st day of January, **2014.**

LAURA ELIZABETH WATKINS

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 **HARRY LEE WATKINS, JR,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of January, **2014.**

My Commission Expires: 3-7-2017

Notary Public