35,000.00

BILL GARRETT, Davidson County
Trans:T20140031324 DEEDQC
Recvd: 05/06/14 16:13 2 pgs
Fees:13.00 Taxes:129.50
20140506-0038677

QUITCLAIM DEED

Address New Owner(s):

Sammy Lee Burnett and
Brenda G. Burnett
434 East Trinity Lane

Nashville, TN 37207

Send Tax Bills To:

Same

MAP-PARCEL NUMBERS:
Map 71-08

Par. 290

THIS INSTRUMENT WAS PREPARED BY:
Stan Allen, Attorney
209 10th Avenue South
Suite, 511, Cummins Sta.
Nashville, TN 37203

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS _____

AND NO MONETARY CONSIDERATION.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF April 1997.

Ken Kirkpatrick
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-12-01

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 35,000.00
Brenda Burnett Affiant
Subscribed and sworn before me this the
6th Day of May, 2014
L. Chandler, Deputy Register

FOR AND IN CONSIDERATION of _____ (and no monetary consideration), Charles R. Matthews hereinafter referred to as Grantor by these presents do hereby Quitclaim and convey unto Sammy Lee & Brenda G. Burnett, his/their successors and assigns, hereinafter referred to as Grantee's the following described tract or parcel of land, to-wit:

BURNETT

LAND in Davidson County, Tennessee being Lot No. 88 and the easterly 21 feet of Lot number 89 on the map of Joywood Subdivision as of record in Book 974, page 45, Register's Office for said County.

SAID Lot and part of said Lot adjoin and front together 69 feet on the south side of Trinity Lane and run back between lines 177.75 feet, more or less, on the west line of part of Lot number 89 and 178 feet on the east line of Lot No. 88 on the west margin of Jones Avenue to a dead line in the rear on which they measure 69 feet.

INCLUDED in the above description BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE of record in Book 6008, page 299, Register's Office for Davidson County, Tennessee described as follows:

LAND in Davidson County, Tennessee being a part of Lot No. 88 on the easterly 21 feet of Lot No. 89 on the map of Joywood Subdivision of record in Book 974, Page 45, Register's Office for said County.

BEGINNING at a point in the northwestern corner of property belonging to Audney Rhoten and wife said point being common to parcel 289 on the map 71-8 as recorded in Book 5619, page 19, said Register's Office for Davidson County, Tennessee. Thence, easterly along the existing right-of-way line of East Trinity Lane bearing south 84 degrees by 01 deg. 26" east, 69 feet, more or less, to a point; thence, southerly along the existing western right-of-way line of Jones Avenue, bearing south 3 degrees 26' 34" west, 33.7 feet, more or less, to a point; thence, with a curve to the right of radius 30 feet, 45.80 feet, more or less, to a point; thence, in

a straight line, bearing north 84 degrees 01' 26" west, 40.30 feet, more or less, to a point in the common property line of parcels 290 and 289 on map 71.8; thence, along said property line, bearing north 3 degrees 26' 34" east, 5 feet, more or less, to the point of BEGINNING and containing an area of 518.60 square feet, more or less.

BEING the same property conveyed to Douglas Ray Matthews by Warranty Deed of Record in Book 9140, page 657 and corrected deed in Book 9315, page 357, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known 434 East Trinity Lane, Nashville, TN 37207

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

19th IN WITNESS WHEREOF, I have hereto set my hand on this the 19 day of April, 1997.

Charles E Matthews Jr.
CHARLES R. MATTHEWS, GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, CHARLES R. MATTHEWS, Grantor, with whom I am personally acquainted or was made known to me by reasonable proof and acknowledged that this Quitclaim Deed was executed by them for the purposes therein contained.

Sworn to and subscribed before me this 14 day of April, 1997.

Ken Kimball
NOTARY PUBLIC

KEN KIMBALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

3-22-01