BILL GARRETT, Davidson County
Trans:T20140037463 DEEDQC
Recvd: 05/29/14 11:30 2 pgs
Fees:12.00 Taxes:0.00
20140529-0046173

This Instrument Prepared By and Returned To:
Kevin D. Montgomery
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Kay Stone Hanson. 1020 Maxwell Ave. Nashville, TN 37206	SAME	Map 83-05 Parcel 149

I, James Lee Hanson, do hereby quitclaim and by these presents transfer and convey to Kay Stone Hanson, her heirs and assigns, all of my right, title and interest in the following parcel of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being the northerly part of Lot No. 9 and the easterly part of the northerly part of Lot No. 10, on the Plan of The D. H. Bailey Property, as of record in Book 421, page 65, Register's Office for Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, dated March 27, 1925, as follows:
>
> Beginning at a point on the southerly margin of Maxwell Avenue 75.45 feet east from the southeast corner of said Avenue and Bailey Street, or Laurent Street, thence easterly with the southerly margin of Maxwell Avenue 75.45 feet to the northeast corner of said Lot No. 9; thence southerly with the line between Lots Nos. 8 and 9, 150.4 feet to the northerly margin of an alley; thence westwardly the northerly margin of said alley 75 feet; thence northerly and parallel with the line between Lots Nos. 9 and 10, 158.5 feet to the beginning.
>
> Being the same property conveyed to Kay Stone Hanson and husband, James Lee Hanson by deed from Kay Stone Hanson of record in Instrument No. 20090415 – 0034008, Registers Office for Davidson County, Tennessee.

This conveyance is made for the express purpose of terminating and estate by the entirety in and to the above described property vesting title solely in Kay Stone Hanson.

This conveyance is subject to all matters of record affecting the property.

This deed was prepared based upon information provided by the parties and without the benefit of a title search.

This is improved property known as 1020 Maxwell Avenue, Nashville, TN 37206

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28 day of May, 2014.

James Lee Hanson

James Lee Hanson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, James Lee Hanson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 28th day of May, 2014.

Notary Public

My Commission Expires May 3, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2014.

Notary Public

My Commission Expires May 3, 2016