BILL GARRETT, Davidson County
Trans:T20140043402 DEEDQC
Recvd: 06/19/14 09:40 3 pgs
Fees:17.00 Taxes:0.00
20140619-0053479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RUSSELL THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires July 3, 2017

The actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, this the 23 day of May, 2014.

Notary Public
My commission expires: 7/3/2017

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Jennifer L. Lightsey 401 Fairfax Ave Nashville, TN 37212	Same	092-16-123.00 and 092-16-124.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JAMES T. MAURIES and wife, JENNIFER L. LIGHTSEY ("GRANTORS") have bargained and sold, and by these presents do hereby quitclaim, transfer, and convey unto JENNIFER L. LIGHTSEY ("GRANTEE") all of GRANTORS' interest in and to the real estate in Nashville, Davidson County, Tennessee, being described hereinafter, together with all right, title, and interest of GRANTORS in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). The real estate comprising the Property is described as follows:

Being a tract of land lying in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, also being a portion of Lot Number 146 in the John Boyd Home Place, as of record in Book 21, Page 39, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing PK nail at the intersection of the westerly right-of-way line of Nineteenth Avenue South, 50 feet in width, and the northerly right-of-way line of an unnumbered alley, 6 feet in width, said PK nail being North 31 Deg 10 Min 30 Sec West, 105.77 feet from the northwest intersection of Nineteenth Avenue South and Broadway;

Thence leaving the westerly right-of-way line of Nineteenth Avenue South with the northerly right-of-way line of the unnumbered alley, South 59 Deg 44 Min 41 Sec West, 150.00 feet to an existing iron rod at the intersection of the easterly right-of-way line of Alley Number 384, 12 feet in width;

Thence leaving the northerly right-of-way line of the unnumbered alley with the easterly right-of-way line of Alley Number 384, North 32 Deg 02 Min 25 Sec West, 62.37 feet to an existing iron rod at a corner common with the property of Moody National Nashville MC H, LLC, as of record in Instrument Number 20060509-0053893, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Alley Number 384 with the southerly property line of Moody National Nashville MC H, LLC, North 57 Deg 01 Min 52 Sec East, 151.00 feet to an existing painted mark in a concrete walk on the westerly right-of-way line of said Nineteenth Avenue South;

Thence with the westerly right-of-way line of Nineteenth Avenue South, South 31 Deg 10 Min 30 Sec East, 69.50 feet to the POINT OF BEGINNING.

Containing 9,920 Square Feet (0.23 Ares) more or less.

BEING the same property conveyed to GRANTORS by deeds of record as Instrument No. 20101012-0081830 and Instrument No. 20101012-0081831, Register's Office for Davidson County, Tennessee.

This is improved property located at 113 and 115 19th Avenue South, Nashville, TN.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands this 23 day of May, 2014.

James T. Mauries

Jennifer L. Lightsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell Thomas, a Notary Public in and for said County and State, the within-named JAMES T. MAURIES and JENNIFER L. LIGHTSEY, the bargainors, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this the 23rd day of May, 2014.

Russell Thomas
Notary Public

My Commission Expires: 7/3/2017

RUSSELL THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 3, 2017