Mail BOOK 10846 PG 234

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville, Tenn. 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Map/Parcel 83 15 116

QUITCLAIM DEED

***FROM*: SANDRA DABBS**

***TO*: EDITH P. BUCHLI**
2705 Noonan Drive
Nashville TN 37206

SEND TAX BILLS TO:
Edith P. Buchli
2705 Noonan Drive
Nashville TN 37206

8266 03/19 0101 03CHECK 8.00

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **SANDRA DABBS**, have this day bargained and sold, and by these presents do hereby convey and quitclaim unto **EDITH P. BUCHLI**, her heirs and assigns, all my estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 134, Section 2, Addition 1, Portland Park Subdivision, recorded in Book 2854, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:

1. Applicable real estate taxes;

2. Restrictions of record in Book 3027, Page 94, and Book 3431, Page 127, in the Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 2854, Page 85, Register's Office for Davidson County, Tennessee, showing a 20 foot minimum building setback line from Noonan Drive, and a 40 foot minimum building setback line from Noonan Court, and a 10 foot easement for Public Utility & Drainage purposes along the rear line of said lot.

BEING the same property conveyed to Edith P. Buchli and John Edward Buchli as equal tenants in common by deed from the Secretary of Veterans Affairs

dated August 11, 1992, and filed for record in Book 8700, Page 20, in the Register's Office for Davidson County, Tennessee.

The said John Edward Buchli died intestate and the undersigned Grantor is a surviving child of John Edward Buchli.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13th day of March, 1998.

Sandra Dabbs
SANDRA DABBS

STATE OF TENNESSEE
COUNTY OF Davidson

BEFORE ME, the undersigned, a Notary Public in and for said county and state, personally appeared SANDRA DABBS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my Hand and Seal at office in Nashville, Tennessee, this 13th day of March, 1998.

Notary Public
NOTARY PUBLIC

My Comm. Expires: 9-26-98

STATE OF TENNESSEE
COUNTY OF Davidson

The consideration for this transfer is $(-0-).

Edith Buchli
AFFIANT

Sworn to and subscribed before me this 13th day of March, 1998.

Notary Public
NOTARY PUBLIC

My Comm. Expires: 9-26-98

98 MAR 19 PM 2:52

IDENTIF. & REFERENCE

041494