Davidson County DEEDQC
Recvd: 03/20/03 14:04 2pgs
Fees:12.00 Taxes:0.00
20030320-0037018

This instrument prepared by:
SHERRARD & ROE, PLC (BHS)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner:
Donald Seitz
Maureen Seitz
113 Lynwood Blvd.
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map/Parcel Nos.
130-07-062

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Donald Seitz and spouse, Maureen Seitz, (hereinafter collectively referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of their right, title and interest as tenants by the entireties in and to the following described property to Donald Seitz and Maureen Seitz, as equal tenants in common without right of survivorship (the "Grantees"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee more particularly described as follows:

LAND in Davidson County, Tennessee in the City of Belle Meade, being the southerly part of Lot No. 180 and the northerly pary of Lot No. 182, on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and also being shown on a map of the re-subdivision of a part of Royal Oaks Subdivision, as of record in Book 974, pages 4 and 5, said Register's Office, described together as follows:

Beginning on the Westerly margin of Lynwood Boulevard at the southeast corner of the property conveyed to Ernest Davis and wife, by deed for Carl B. Stolts and wife, of record in Book 1516, page 190, said Register's Office, thence with said Davis' southerly line westwardly 382.2 feet, more or less, to a point in the easterly line of Lot No. 181-B, thence with the easterly line of Lot Nos. 181-B and 183-A southwardly 100.3 feet, more or less, to the northwest corner of the property conveyed to Max Willia Clopton and wife, by deed from Royal Oaks Land Company, of record in Book 1555, page 531, said Register's Office, thence with said Clopton's northerly line, eastwardly 358 feet, more or less, to the westerly margin of said Lynwood Boulevard; being said Clopton's northeast corner, thence with the westerly margin of said Lynwood Boulevard northwardly 103.8 feet to the beginning.

Being the same property conveyed to Donald Seitz and spouse, Maureen Seitz, by warranty deed dated September 25, 2002 from David H. Wall and wife, Amy B. Wall, of record as Instrument No. 20020927-0117835, Register's Office for Davidson County, Tennessee.

This is improved property known as 705 Lynwood Boulevard, Nashville, Tennessee, 37205

The purpose of this conveyance is to vest title to the property being transferred by this deed one-half (1/2) in the name of Donald Seitz and one-half (1/2) in the name of Maureen Seitz as equal tenants in common without right of survivorship

IN TESTIMONY WHEREOF, the Grantors have executed this deed on the 18 day of March, 2003.

Donald Seitz

Maureen Seitz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Donald Seitz and Maureen Seitz, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 18 day of March, 2003.

Notary Public

My Commission Expires September 25, 2004

My Commission Expires:_____

DEBORAH L. LEMKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.

Affiant

Sworn to and subscribed before me this 18 day of March, 2003.

Notary Public

My Commission Expires September 25, 2004

My Commission Expires:_____

DEBORAH L. LEMKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN