Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20040223-0020494

This instrument prepared by:
BOBBY D. DAVIS
Attorney at Law
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER:
Vikki L. Dunbar
4015 Murray Place
Nashville, Tennessee 37216
Map: **061-16-0**
Parcel: **216-218**

SEND TAX BILLS:
New Owner

QUITCLAIM DEED

THIS INDENTURE made this 17th day of Feb, 2004, between **Edward Leo Dunbar, III** (hereinafter referred to as "Grantor"), and **Vikki L. Dunbar** (hereinafter referred to as "Grantee"),

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have bargained, sold, remised, released, and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto Vikki L. Dunbar, her heirs and assigns, his interest in the following described property, to wit:

> **LAND** in Davidson County, Tennessee, being part of Lots 56, 58, & 60, Kennedy and Graves Subdivision of Blocks C and D. Monte Vista, of record in Book 843, Page 14, Register's Office for Davidson County, Tennessee.
>
> **SAID** part of Lots front the northwesterly margin of Murray Place 93.00 feet and runs back between line which measure 299.10 feet on the northerly side line, and 241.00 feet on the southerly side line to a line in the rear on which it measures 82.50 feet thereon.
>
> **BEING** the same property conveyed to Edward Leo Dunbar, III and wife, Vikki L. Dunbar, by Warranty Deed dated September 30, 1997, from John C. Bateman and wife, Debra D. Bateman, of record in Book 10629, Page 432 Register's Office for Davidson County, Tennessee.

All estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to therein. Whenever in this instrument at a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This deed is prepared solely on the basis of information furnished. No legal advice is being given to the parties hereto. This deed contains no warranties of title, either expressed or implied. This deed shall only convey the interest owned by the Grantor herein, but not further and shall be subject to any and all claims, obligations and impediments of title that may exist. We do hereby disclaim any knowledge or liability for claims that may be had by persons or entities other than the Grantor herein.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on the day and year first above written.

EDWARD LEO DUNBAR, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for said County and State appeared, **Edward Leo Dunbar, III**, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me, this the 17th day of Feb., 2004.

NOTARY PUBLIC

My Commission Expires: 1/31/05

MARIAN BLAKELY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Be the actual consideration or value, whichever is greater, for this transfer is **$0.00**.

Julie Louise Gabbert
AFFIANT

Sworn to and subscribed before me, this the 17th day of Feb, 2004.

Marian Blakely
NOTARY PUBLIC

My Commission Expires: 7/31/05

MARIAN BLAKELY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.