This Form furnished by: **HELEN SFIKAS ROGERS, ROGERS & ASSOCIATES**

FROM:
JOHN PATRICK TINNELL, III

Davidson County DEEDQC
Recvd: 05/21/04 09:21 2pgs
Fees:12.00 Taxes:0.00
20040521-0059805

TO:
GINA LYNN MORAN TINNELL

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
GINA LYNN MORAN TINNELL 904 Cadillac Avenue Nashville, Tennessee 37204	"SAME"	132-09-078

STATE OF TENNESSEE }

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None because it is pursuant to a Final Decree of Divorce in the Eighth Circuit Court for Davidson County, Tennessee, Docket #03D-1899

Gina Lynn Moran Tinnell
GINA LYNN MORAN TINNELL

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF May, 2004.

Susan H. Armor
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-28-06.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY

This Instrument Prepared By:

HELEN S. ROGERS
Rogers & Associates
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

I, **JOHN PATRICK TINNELL, III**, do hereby Quitclaim to **GINA LYNN MORAN TINNELL**, all my interest in said real property as described below:

LEGAL DESCRIPTION:

LAND in Davidson County, Tennessee, being Lot No. 32, on the plan of Subdivision of Lots 27, 28, 36 through 43, and part of Lots 35 and 44, Oak Hill Subdivision No. 1 of record in Book 547, page 52, Register's Office for said County.

SAID Lot No. 32 fronts 100.0 feet on the northerly margin of Cadillac Avenue and extends back between parallel lines 313.5 feet to a dead line.

BEING the same property conveyed to James Lee Deckard, unmarried by deed from Michael L. Roden and spouse, Laura R. Roden of record in Book 10221, page 823, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

BEING the same property conveyed to Gina Lynn Tinnell and spouse, John Patrick Tinnell, III, from James Lee Deckard by William G. Bainbridge as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently therewith of record in Book 11161, page 157, Register's Office for said County.

This conveyance is subject to: Taxes for 1999 and subsequent years; all matters shown on the Plan, with Owner's Certificate, of record in Plat Book 547, Page 52, said Register's Office. Mortgage Loan Inspection by John Kohl & Co., P.C., dated October 13, 1998, which discloses that the neighbor's fence and rail fence with 2.1' x 2.1' brick columns encroach onto said property.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Eighth Circuit Court of Nashville, Davidson County, Tennessee, Docket No. 03D-1899.

This is improved real property, known as: **904 Cadillac Avenue, Nashville, Tennessee 37204.**

IN WITNESS WHEREOF I have hereunto set my hand on this the 5th day of April, 2004.

John Patrick Tinnell III

JOHN PATRICK TINNELL, III

STATE OF TENNESSEE }

COUNTY OF Davidson }

Personally appeared before me, Pamela G. Rice, a Notary Public in and for said County and State, the within named, JOHN PATRICK TINNELL, III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 5 day of April, 2004.

Pamela G. Rice

NOTARY PUBLIC

My Commission Expires: 9-24-05

DATE

PAMELA G. RICE NOTARY PUBLIC DAVIDSON COUNTY