SIB
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Davidson County DEEDQC
Recvd: 07/19/04 15:54 4pgs
Fees:27.00 Taxes:0.00

20040719-0086075

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 2479403 djs 4/26/04

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
THOMAS H. DUNDON LEAH A. DUNDON 3723 Richland Avenue Nashville, Tennessee 37205	Same	Map: 104-9 Parcel: 112

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, THOMAS H. DUNDON and LEAH A. DUNDON, by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy in common does hereby quitclaim and convey unto THOMAS H. DUNDON and wife, LEAH A. DUNDON, as equal tenants in common, their heirs, and assigns, all his right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 3723 Richland Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 14th day of July, 2004.

Thomas H. Dundon

THOMAS H. DUNDON

LEAH A. DUNDON

MICHAEL D. SONTAG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, THOMAS H. DUNDON and LEAH A. DUNDON, 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 official seal at Nashville, Tennessee, this 14th day of July, 2004.

Delores Richardson
Notary Public

My Commission Expires:
9/24/2005

DELORES RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL D. SONTAG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of July, 2004.

Delores Richardson
Notary Public

My Commission Expires:
9/24/2005

DELORES RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 14th day of July, 2004.

Notary Public

My Commission Expires:
9/24/2005

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 20 of Block No. 7 on the plan of Richland Realty Company's Property, Division "A". Said plan is of record in Book 161, page 151, Register's Office for said County, showing said property divided into blocks, but not showing the subdivision of blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 20 fronts 100 feet on the southerly side of Richland Avenue and runs back between parallel lines 200 feet to a dead line, the westerly line of said Lot No. 20 being 100 feet east of the easterly margin of Christopher Street.

Being the same property conveyed to THOMAS H. DUNDON and LEAH A. DUNDON, by deed of record Instrument Number 200003240030137, Register's Office of Davidson County, Tennessee.