Davidson County DEEDQC
Recvd: 07/28/04 09:45 1pgs
Fees:12.00 Taxes:0.00

20040728-0090070

# QUITCLAIM DEED

L-OSM-02-2120

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBER |
|---|---|---|
| Frank Blair, III (NAME) | Approved Federal Savings Bank (NAME) | |
| 212 Haynes Park Drive (ADDRESS) | 1716 Corporate Landing Pkwy (ADDRESS) | 70-01-83 |
| Nashville, Tennessee 37218 (CITY) (STATE) (ZIP) | Virginia Beach, VA 23454 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Evelyn M. Blair HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Frank Blair, III married. HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Haynes Park Subdividison, Section 3, as of record in Book 4460, Page 185, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Evelyn M. Blair, married by Quitclaim Deed from Frank Blair, III of record in Document Number 20020509-0057499, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Preparer makes no warranty as to the accuracy of title. This instrument was prepared without the benefit of a title examination. Therefore no liability is assumed by the Preparer.

unimproved ( )
This is improved ( X ) property, known as 212 Haynes Park Drive, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 5th day of March, 2004.

Evelyn M. Blair

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Evelyn M. Blair the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of March, 2004.

My Commission Expires May 29, 2006

Notary Public