THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDQC
Recvd: 01/25/05 12:19 3 pgs
Fees:17.00 Taxes:0.00
20050125-0009060

FROM: Anne-Taylor Dunagan ("Grantor")

TO: Joseph C. Dunagan ("Grantee")
140 Woodmont Boulevard
Nashville, Tennessee 37205

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO:**
Joseph C. Dunagan 140 Woodmont Boulevard Nashville, Tennessee 37205	Same	116-3-121

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar, and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, I, Anne-Taylor Dunagan, by these presents do hereby quitclaim and convey to Joseph C. Dunagan, his heirs and assigns, my entire undivided interest in and to the following described real property:

> Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 99 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 99 fronts 50 feet on the northeasterly margin of Woodmont Boulevard and extends back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to Joseph C. Dunagan,

unmarried, by deed of record by instrument #20010227-0018097 Register's Office for said county.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property known as:
140 Woodmont Boulevard, Nashville, Tennessee 37205.

AND NOW, I, the said Anne-Taylor Dunagan, do hereby quitclaim and convey unto Joseph C. Dunagan, his heirs and assigns, all of my interest in the property hereinabove described and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand, this 20th day of January 2005.

Anne-Taylor Dunagan, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Anne Taylor Dunagan, a Notary Public in and for Davidson County, Tennessee, the within named Anne-Taylor Dunagan, the 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, on this the 20th day of January 2005.

Carolyn Peacher
Notary Public
My Commission Expires: 3-25-06

CAROLYN PEACHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 25, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is-0-.

Anne-Taylor Dunagan

Sworn to and subscribed before me on this 20th day of January 2005.

Carolyn Peacher
Notary Public
My Commission Expires: 3-25-06

CAROLYN PEACHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.
My Commission Expires MAR. 25, 2006

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.