THIS INSTRUMENT PREPARED BY:
U.S. Title Partners, Inc.
7101 Executive Center Drive, Suite # 122
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 02/07/05 09:56 2 pgs
Fees:12.00 Taxes:0.00
20050207-0013804

QUITCLAIM DEED

Address New Owner(s)

1910 Fatherland St, Nashville, TN 37206

Send Tax Bills To: 1910 Fatherland St. Nashville, TN 37206

Map & Parcel Nos: 083140227.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/We Donald McDonald and Wife Karen McDonald, A Married Couple ("Grantor/Grantors") do hereby quitclaim and convey unto Gerald C. Finney III, A Single Man ("Grantee"), his/her/their heirs [its successors] and assigns, all of [my] [our] [Grantor's] right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

DESCRIBED LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 5 IN BLOCK C IN PRIEST HOME PLACE SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 161, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 5 FRONTS 40 FEET ON THE SOUTH SIDE OF FATHERLAND STREET, FORMERLY VAN SINDERIN STREET, BEGINNING AT THE NORTHWEST CORNER OF LOT NO. 5; RUNNING THENCE SOUTHWARDLY WITH THE LINE BETWEEN LOTS 5 AND 6 ON SAID PLAN 150 FEET TO AN ALLEY; THENCE EASTERLY 50 FEET WITH NORTH MARGIN OF SAID ALLEY TO THE LINE BETWEEN LOTS 4 AND 5, 50 FEET TO A POINT; THENCE WESTERLY AND PARALLEL WITH FATHERLAND STREET 10 FEET TO A POINT; THENCE, NORTHERLY AND PARALLEL WITH LINE BETWEEN LOTS 4 AND 5, 100 FEET TO THE SOUTH MARGIN OF FATHERLAND STREET; THENCE WESTERLY WITH THE SOUTH MARGIN OF FATHERLAND STREET 40 FEET TO THE BEGINNING.

Being the same property conveyed to Donald McDonald And Wife, Karen McDonald by Warranty deed dated February 4th, 1991 from The Secretary of Veterans Affairs, an Officer of the United States of America, of record in Book 8291, page 350, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gerald C. Finney III by QuitClaim Deed dated February 4, 2005 from Donald McDonald And Wife, Karen McDonald of record in Instrument No._____, Register's Office for Davidson County, Tennessee.

X This is improved property known as 1910 Fatherland Street, Nashville, TN 37206

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

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 4 day of February 2005.

Donald McDonald

Karen McDonald

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.00 .

_____

Subscribed and sworn to before me, this 4 day of February, 2005 .

_____
NOTARY PUBLIC

My Commission Expires:
2/14/05

SANDRA J. POSEY * NOTARY PUBLIC AT LARGE * MONTGOMERY CO. TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4 day of February 2005, before me, personally appeared DONALD MCDONALD and KAREN MCDONALD, Husband and Wife, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal at office this 4 day of February 2005.

_____
NOTARY PUBLIC

My Commission Expires:
2/14/05

SANDRA J. POSEY * NOTARY PUBLIC AT LARGE * MONTGOMERY CO. TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7 DAY OF Feb 20 05

_____
Deputy Register