*PREPARED BY:*
*McCann & Hubbard*
*7105 Crossroads Blvd.*
*Suite 102*
*Brentwood, TN 37027*

Davidson County DEEDQC
Recvd: 07/14/05 09:51 2 pgs
Fees:12.00 Taxes:0.00
20050714-0081615

**STATE OF TENNESSEE**
**COUNTY OF** Montgomery

The actual consideration is $0.00

Melanie Hadley
AFFIANT

Subscribed and sworn to before me
this 9th day of May, 2005.

Lana J. Dalton
NOTARY PUBLIC

My Commission Expires: 3-14-06

**NEW OWNER:**
BBR Properties, L.L.C.
605 49th Ave. N.
Nashville,TN 37209

SEND TAX BILLS TO:
New Owner

Map: 92-3, Parcel: 25

LANA J. DALTON NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

# QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Bruce D. Heiser**, Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **BBR Properties, L.L.C.**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 5, on the plan of J. L. Brown Subdivision as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee. Included in the above, but excluded therefrom is that part of the conveyed property condemned by the State of Tennessee, of record in Book 4318, page 727, said as follows:

Beginning at a point in the southerly margin of an alley said point being the common corner between Lot Nos. 5 and 6, on the Plan of J. L. Brown's Subdivision as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee; thence with the southerly margin of an alley and the northerly boundary of said lot No. 5, north 81 degrees 03' 17" east 50 feet to the common corner between Lots Nos. 4 and 5 of the above mentioned subdivision; thence with the common line between said Lots Nos. 4 and 5 south 17 degrees 18' 37" east 666.69 feet to a point; thence south 71 degrees 03' 58" west 50 feet to a point in the common line between said Lots Nos. 5 and 6; thence with the common line between said Lots Nos. 5 and 6 north 17 degrees 48' 37" west 66.67 feet to the point of beginning.

This being the same property conveyed to Bruce D. Heiser, by Successor Trustee's Special Warranty Deed, from Charles B. Reasor, III, Successor Trustee, of record in Instrument #20050201-0011615, Dated January 28, 2005, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1826 Jefferson Blvd., Nashville, Tennessee 37208.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

**IN WITNESS WHEREOF**, the said parties hereto have hereunto set their signatures on this the 9th day of May, 2005.

Bruce D. Heiser

**Bruce D. Heiser**

**STATE OF TENNESSEE**
**COUNTY OF** Montgomery

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Bruce D. Heiser**, with whom I am personally acquainted, and who executed the within instrument for the purposes herein contained.

Witness my hand and seal, at office, this 9th day of **May**, 2005.

Lana J. Dalton

Notary Public

My Commission Expires: 3-14-06

