Davidson County DEEDQC
Recvd: 07/22/05 15:10 2 pgs
Fees:13.00 Taxes:12.95
20050722-0085731

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER:
James E. Brown 1400 Pellican Point Madison, TN 37115	James E. Brown 1400 Pellican Point Madison, TN 37115	081 - 11 - 0 486.00
This instrument prepared by: Rudolph V. Polk, 4409 E 142nd Street, Cleveland, Ohio 44128		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Rudolph V. Polk**, as GRANTOR herein, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **James E. Brown**, the GRANTEE herein, his successors, heirs and assigns, his entire right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in Davidson County, Tennessee, being the northerly part of Lot No. 296 in McGavock & Wetmore's Addition to Nashville, called the Town of McGavock, a plan of which is of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 44 feet on the east side of Arthur Avenue, formerly Wetmore, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Cardelia B. Barnwell by deed from James E. Whitson, Sr. and wife Emma Jean Whitson , dated January 6, 1961, and recorded in Book 3166, page 557, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Rudolph V. Polk by quitclaim deed from Cardelia E. Barnwell Jenkins on October 21, 1983, of record in Book 6162, page 150, in the Office of the Register of Deeds of Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deeds of record.

This is unimproved property known as 1734 Arthur Avenue, Nashville, Tennessee 37208.

FOR THE SAME CONSIDERATION, GRANTOR hereby conveys to GRANTEE, without any representation or warranty as to title, express or implied, GRANTOR'S interest, if any, in and to adjacent streets, alleys or rights-of-way pertaining to the land. This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises and are of record in the Office of the Register of Deeds, Davidson County, Tennessee.

Witness my hand this 19th day of July, 2005.

Rudolph V. Polk

STATE OF OHIO }
COUNTY OF CUYAHOGA }

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

Witness my hand and official seal this 19th day of July, 2005.

Diana Burke
Notary Public

My Commission Expires: 11/19/08

STATE OF OHIO }
COUNTY OF CUYAHOGA }

The actual consideration or value, whichever is greater, for this transfer is $ 3,500.00.

Affiant

Subscribed and sworn to before me this 19th day of July, 2005.

Diana Burke
Notary Public

My Commission Expires: 11/19/08