Davidson County DEEDQC
Recvd: 08/19/05 15:11 2 pgs
Fees:12.00 Taxes:0.00
20050819-0099226

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Martha Zendlovitz Emeson, Attorney
3514 Central Ave
Nashville, Tennessee 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Ronald B. Emeson
AFFIANT

Sworn to and subscribed before me, this 19th day of August, 2005.

Mary C. Jackson
NOTARY PUBLIC

My Commission Expires: 3/31/07

MARY C. JACKSON NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Ronald B. Emeson et ux, Martha Z. Emeson 3514 Central Avenue Nashville, TN 37205	Suntrust Bank, a Georgia Corp. P.O. Box 305110 Nashville, TN 37230-5110	MAP 104-5 PARCEL 327.00 26W-01445

FOR LOVE AND AFFECTION, and to create a TENANCY BY THE ENTIRETY between Ronald B. Emeson and wife, Martha Z. Emeson, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Ronald B. Emeson, the GRANTOR herein, by these presents do hereby transfer, Quitclaim and convey unto Ronald B. Emeson and wife, Martha Z. Emeson, the GRANTEES herein, their heirs, successors and assigns, all my right, title and interest in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. "A" on the Map of Greenway Subdivision, as of record in Book 3106, page 8, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Central Avenue, at the southwest corner of said lot; thence with said Avenue, in an easterly direction 75.11 feet; thence around a curve in a northerly direction 39.26 feet to a point in the westerly margin of Greenway Avenue; thence with the margin of said Avenue, in a northwesterly direction 100.01 feet to a corner of Lots "A" and "B"; thence with the line between said lots, southwesterly 100.10 feet to an iron pin; thence along the rear line of Lot "A",

southeasterly 125 feet to the point of beginning.

Being the same property conveyed to Ronald B. Emeson by Deed from Pallas Pidgeon, of record as Instrument Number 200005090046730, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pallas Pidgeon by Deed from Mark Manner and wife, Anne C. Manner, of record in Book 9458, Page 726, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year have been prorated and assumed by the Grantee(s) herein.

I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land, and have good right to convey it. The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record as may affect the property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand this 19th day of August, 2005.

Ronald B. Emeson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Ronald B. Emeson, the within named bargainor, with whom I am personally acquainted, or proved to me based on satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 3/31/07

NANCY C. JACKSON NOTARY PUBLIC AT LARGE DAVIDSON CO.