Davidson County DEEDQC
Recvd: 09/13/05 15:57 2 pgs
Fees:12.00 Taxes:0.00

20050913-0110247

QUITCLAIM DEED

G-QC-05-1306

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/16/08

CARLA C. JONES NOTARY PUBLIC (AFFIX SEAL) AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Brothers	Lawrence Brothers	
(NAME)	(NAME)	
1306 3rd Ave N	707 Monroe Street	PART OF 82-9-216
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, John Fairhead HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Lawrence Brothers HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

Being land in Nashville, Nineteenth Councilmanic District, Davidson County, Tennessee, located North of Monroe Street and east of Third Avenue North and beign the southerly 14 feet of Lot 10, as shown on the Plan of H.W. McGavock's Addition to Nashville, of record in Book 17, page 636, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way of Third Avenue North being northwesterly 142.00 feet from the northerly right-of-way of Monroe Street (30-foot Right of Way), said point also being the southwesterly corner of the aforementioned Lot 10;

THENCE, along the right-of-way of Third Avenue North, N 26° 33' 08" W, 14.00 feet;

THENCE, leaving said right-of-way and crossing said Lot 10, N 63° 26' 52" E, 134.33 feet to the westerly right-of-way of an alley;

THENCE, along said right-of-way, S 26° 33' 08" E, 14.00 feet to the southeasterly corner of said Lot 10;

THENCE, along the southerly line of said Lot 10, S 63° 26' 52" W, 134.33 feet to the Point of Beginning;

Containing 1,881 square feet or 0.04 acre, more or less.

Being a part of the same property conveyed to John Fairhead by Warranty Deed from Kevin James O'Kane executed January 25, 2005 and filed for record on February 2, 2005 as Instrument Number 20050202-0012237, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

unimproved ( )
This is improved (X) property, known as 1306 3rd Ave N, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 6th day of September, 2005.

John Fairhead

COUNTY OF Davidson

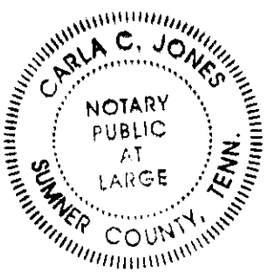
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Fairhead, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the .

Carla C. Jones
Notary Public

My Commission Expires:

(SEAL)



7/16/08