THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **John C. Kindt**
1625 Gartland Avenue
Nashville, TN 37206

PICK-UP

Send Tax Bills to: **John C. Kindt**
1625 Gartland Avenue
Nashville, TN 37206

Davidson County DEEDQC
Recvd: 10/12/05 15:18 3 pgs
Fees:17.00 Taxes:0.00



20051012-0123160

MAP AND PARCEL: **83-10-140**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of AMY MARIE KINDT V. JOHN CHRISTOPHER KINDT, Docket No. 04560, in the Circuit Court of Williamson County, entered on the 20th day of January 2005, the receipt of which is hereby acknowledged, AMY MARIE KINDT, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto JOHN CHRISTOPHER KINDT, his heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being part of the north part of Lot No. 81 on the plan of Lockland or Chadwell Home Place in East Nashville, of record in Book 57, page 135, and being known as Tract 1 on an unrecorded survey thereof made in May 1945 in the subdivision of said part of Lot No. 81, described as follows:
>
> BEGINNING at a point at the Northwest intersection of Gartland Avenue and North 17th Street, which Garland Avenue is shown on the plan of its extension trough Lot 81, of record in Book 547, Page 104, said Register's Office; thence, along the North margin of Gartland Avenue westerly 56.1 feet to the corner of Tract 1 and 2; thence, with the line between said tracts northerly 146 feet, more or less, to the South margin of an alley; thence, with the margin of the same easterly 55.3 feet to the West margin of North

17th Street, thence, with the margin of the same southerly 146.6 feet to the point of BEGINNING.

Being the same property conveyed to John C. Kindt and Amy M. Kindt, from Ruben Garces and wife Monica Anne Garces by virtue of a Warranty Deed dated December 9, 2003, of record at Instrument No 20031217-0179853, Register's Office for Davidson County, Tennessee

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

This is improved property located at 1625 Gartland Avenue, Nashville, TN 37206.

IN TESTIMONY WHEREOF I have executed this instrument this the 12 day of ~~March~~ October, 2005.

Amy J M Kindt

AMY M. KINDT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named AMY M. KINDT, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 12 day of October, 2005.

Jacqueline C. Halloran

NOTARY PUBLIC

My Commission Expires: 7-21-2007

JACQUELINE C. HALLORAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is ZERO ($0.00).

AFFIANT

Sworn to and subscribed before me this 12 day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 7-21-07

JACQUELINE C. HALLORAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007