B&S

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi) Title No: 45560
Dav. Co. File: Box 8

Davidson County DEEDQC
Recvd: 11/04/05 12:20 2 pgs
Fees:12.00 Taxes:0.00
20051104-0133950

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cathryn J. Rolfe 424 Lynnwood Boulevard Nashville, Tennessee 37205	Same

TAX MAP-PARCEL NUMBERS: 116-15-093 and 116-15-109

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William V. Rolfe,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **Cathryn J. Rolfe,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract I

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Scruggs Subdivision of record in Book 2900, page 76 Register's Office for said County.

Said Lot No. 2 fronts 110.0 feet on the easterly margin of Lynwood Boulevard, also known as Lynnwood Boulevard, and extends back 380.8 feet on the southerly line and 383.63 feet on the northerly line to a dead line in the rear, measuring 110.0 feet thereon.

Tract II

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly boundary of Lynwood Boulevard at the dividing line between Lots 102 and 103, Royal Oaks Land Company Subdivision, according to a survey made by W.B. Southgate, Surveyor; thence with said dividing line South 85 degrees East 380 feet, more or less, to the easterly boundary of said lot; thence parallel with said Lynwood Boulevard northerly 15 feet to the southeast corner of the property conveyed to Scruggs, et ux, by deed from Royal Oaks Land Company of record in Book 1367, page 262, Register's Office for Davidson County, Tennessee; thence with the southerly boundary of Scruggs West 380 feet, more or less, to the easterly margin of Lynwood Boulevard; thence with said margin southerly 15 feet to the point of beginning.

Tract III

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly boundary of Lynwood Boulevard at the dividing line between Lots 102 and 103, Royal Oaks Land Company Subdivision, according to a survey made by W. B Southgate, Surveyor; thence with said dividing line South 85 degrees eastwardly 380 feet, more or less, to the easterly boundary of said lot; thence parallel with said Lynwood Boulevard southerly 5 feet thence North 85 degrees westwardly 380 feet, more or less to the easterly margin of Lynwood Boulevard; thence with said margin northerly 5 feet to the point of beginning.

Derivation: Tracts I, II and III being the same property conveyed to William V. Rolfe and spouse, Cathryn J. Rolfe by Warranty Deed from Edward C. Scruggs III and Virginia Scruggs Jared of record as Instrument Number 20040503-0049854, Register's Office for Davidson County, Tennessee.

Description Reference as to all tracts: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 424 Lynnwood Boulevard, Nashville, Tennessee 37205

WITNESS THE EXECUTION HEREOF on November 17, 2005.

William V. Rolfe

William V. Rolfe

State of Tennessee
County of Davidson

On November 1, 2005, before me the undersigned authority, personally appeared William V. Rolfe, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of _____
My Commission Expires NOV. 24, 2007

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-

Affiant

Sworn and subscribed before me on November 17, 2005.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

WIdoc: QC Deed QDoc