QUITCLAIM DEED

2005060266

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 21st DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/16/08
(AFFIX SEAL)

CARLA C. JONES NOTARY PUBLIC AT LARGE SUMNER 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
Mark E. Deutschmann	Mark E. Deutschmann	
(NAME)	(NAME)	
2400 Sunset Place	2400 Sunset Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	104-15-228
(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, Kimble Lea Gifford HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Mark E. Deutschmann 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:

See Attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 2400 Sunset Place, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 21st day of June, 2005.

Kimble Lea Gifford

Kimble Lea Gifford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimble Lea Gifford, 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 21st day of June, 2005.

Carla C. Jones
Notary Public

My Commission Expires:

(SEAL) 7/16/08

CARLA C. JONES NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDQC
Recvd: 11/18/05 16:02 2 pgs
Fees:12.00 Taxes:0.00

20051118-0139939

Exhibit "A"

TRACT 1:

Land in Davidson County, Tennessee, being Lot Nos. 12 and 13 on the Map of Linden Place, as of record in Book 547, page 121, Register's Office for said County.

Said Lot Nos. 12 and 13 fronts 153.2 feet on the northerly side of Linden Place and run back between lines 223 feet on the westerly line and 200 feet on the easterly line to a dead line in the rear, and measures 150 feet on said line.

TRACT 2:

Begin at survey monument (I.P. on Hal R. Swann, Jr. Plan dated September 23, 1950, as shown of record in Book 1130, page 42, Register's Office for Davidson County, Tennessee.

Thence: in an easterly direction along the rearmost (northern) boundary of Lot No. 3 and the westerly portion of Lot No. 4 of Replat of Linden Place, a distance of 107.5' more or less to a point on line 1' more or less across the existing chain link fence; this being the point of beginning.

Thence: in a southerly direction 215' more or less (Plat Distance) to a point in the northern right of way of Sunset (Linden) Place;

Thence: with the said right of way in a easterly direction 15' more or less to a point in said right of way, being a corner of Lot 13 and the corner to James C. Jr. and Katherine B. DeVault property (Deed Book 5740, page 189, RODCT).

Thence: to a northerly direction with the line of said DeVault property 223' more or less (Plat Distance) to a point in the northern (rear most) line of said DeVault property.

Thence: in a westerly direction a distance of 10' more or less to the point of beginning.

SAID TRACTS 1 AND 2 HAVE BEEN COMBINED AND ARE NOW ONE PIECE OF PROPERTY.

Being the same property conveyed to Mark E. Deutschmann and wife, Kimble Lea Gifford by deed from Katherine B. DeVault, unmarried, filed for record on October 7, 1999 in Book 11694, page 60, Register's Office for Davidson County, Tennessee.

Information used in the preparation of this instrument was supplied by parties, no title examination was performed.