Davidson County DEEDQC
Recvd: 11/23/05 14:32 3 pgs
Fees:17.00 Taxes:0.00
20051123-0142013

Map-Parcel Numbers
Map 104-6; Parcel 123

QUITCLAIM DEED

FROM: MARTHA ANNE IRWIN

TO: SAMUEL J. RAMAGE

THIS INSTRUMENT PREPARED BY:

CHEATHAM & PALERMO
43 Music Square West
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:

Samuel J. Ramage
3340 Acklen Avenue
Nashville, TN 37212

SEND TAX BILLS TO:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by Eighth Circuit Court for Davidson County, Tennessee.

SAMUEL J. RAMAGE

Sworn to and subscribed before me this 22 day of November 2005.

NOTARY PUBLIC

My Comm. Expires: 9-19-09

PAMELA G. RICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT 19, 2009

FOR AND IN CONSIDERATION of the sum of -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Eighth Circuit Court for Davidson County, Tennessee, Docket Number 05D-1376, MARTHA ANNE IRWIN has bargained

and sold and by these presents does transfer and quitclaim to SAMUEL J. RAMAGE, his heirs, successors and assigns, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being part of Lot No. 99 on the Plan of Bransford Realty Company's West End Heights Subdivision of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Hal R. Swann, Jr., Surveyor, dated April 26, 1952, and a survey made by John B. Kohl, III, dated April 2, 1990, as follows:
>
> BEGINNING on the northerly margin of Acklen Avenue (formerly Love Circle) at the corner of Lots Nos. 98 and 99; thence with the line between said lots, North 44 deg. 25 min. East 180.0 feet to the westerly margin of an alley; thence with the margin of same, northwardly 18.0 feet to a point; thence South 64 deg. 45 min. West 104.0 feet to a point; thence South 44 deg. 30 min. West 100.0 feet to a point in the northerly margin of Acklen Avenue (formerly Love Circle); thence with the margin of same and the curve of same, eastwardly 57.0 feet to the point of beginning.
>
> Being the same property conveyed to Samuel J. Ramage, unmarried, by deed from Ted Jones, unmarried, of record as Instrument No. 200005010043271 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3340 Acklen Avenue, Nashville, Davidson County, Tennessee 37212.

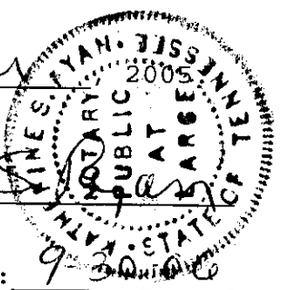
WITNESS my hand this 18th day of October, 2005.

MARTHA ANNE IRWIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, the within named MARTHA ANNE IRWIN, bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes contained therein.

Witness my hand this 18th day of October, 2005.



NOTARY PUBLIC

My Comm. Expires: 9-30-06