THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Janet Taylor Dunigan
700 Woodbrier Court
Hermitage, Tennessee 37076

Send Tax Bills To
Same

Map-Parcel No.
061-16-0-080.00

Quitclaim Deed

Virginia B. Taylor, Grantor, quitclaims to Janet Taylor Dunigan, Grantee, all of her right, title and interest in and to the described real estate, located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 Block "B" on the Map of Greenland Estates, of record in Book 974, page 13, Register's Office for said County

Said Lot No. 4 fronts 50 feet on the southwesterly side of Cardinal Drive, formerly Martha Avenue, and runs back 202 feet on the northwesterly line and 202.75 feet on the southeasterly line to the northwesterly margin of Greenland Avenue, measuring 50 feet thereon.

Being the same property conveyed to C.N. Taylor and wife, Virginia Burton Taylor, by deed from Robert W. Gregory and wife, Helen L. Gregory, of record in Record Book 2908, Page 367, Register's Office for Davidson County, Tennessee.

C.N. Taylor and Virginia B. Taylor were married in Nashville, Davidson County, Tennessee on November 15, 1945. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of C.N. Taylor in Nashville, Davidson County, Tennessee on December 31, 2005 and Virginia Taylor conveys as surviving tenant by the entirety.

This conveyance is made subject to restrictive covenants, easements and setback lines of record.

This is improved property known as 1300 Cardinal Avenue, Nashville, Tennessee.

Davidson County DEEDQC
Recvd: 02/24/06 14:54 2 pgs
Fees:12.00 Taxes:0.00
20060224-0021869

Signed on February 22,2006.

X _____
Virginia Taylor, Grantor

State of Tennessee
County of Sumner

Personally appeared before me, Virginia Taylor, Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, on February 22, 2006.

_____
Notary Public
My commission expires: 09/16/2006

CAROL A. MOSELEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 0. Subscribed and sworn to before me on February 22, 2006.

Barbara Pinchon

Barbara Pinchon, Affiant

Carol Moseley

Notary Public
My commission expires: 09/16/2006

CAROL A. MOSELEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY