Davidson County DEEDQC
Recvd: 03/02/06 08:37 4 pgs
Fees:27.00 Taxes:0.00
20060302-0023961

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 2639832 02/08/06 gh

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
David T. Vandewater Phyllis B. Vandewater 4405 Iroquois Avenue Nashville, Tennessee 37205	Same	Parcel ID: 13007001000

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, DAVID T. VANDEWATER and PHYLLIS B. VANDEWATER, by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy in common does hereby quitclaim and convey unto DAVID T. VANDEWATER and wife, PHYLLIS B. VANDEWATER, as equal tenants in common, their heirs, and assigns, all his right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 4405 Iroquois Avenue, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 10th day of February, 2006.

DAVID T. VANDEWATER

PHYLLIS B. VANDEWATER

MICHAEL D. SONTAG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, DAVID T. VANDEWATER and PHYLLIS B. VANDEWATER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of February, 2006.

Rugenia Hines
Notary Public

My Commission Expires:
11-24-2007

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON, COUNTY
COMM. EXPIRES NOV. 24, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL D. SONTAG, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of February, 2006.

Rugenia Hines
Notary Public

My Commission Expires:
11-24-2007

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON, COUNTY
COMM. EXPIRES NOV. 24, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 10th day of February, 2006.

Notary Public

My Commission Expires:
11-24-2007

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXPIRES NOV. 24, 2007

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in the City of Belle Meade, Metropolitan Nashville and Davidson County, Tennessee, as follows:
BEING lot 13 and Lot 15 and the easterly one-half of Cherokee Circle (now Closed) on the Plan of "A subdivision of Lots 12 and 13 and Resubdivision of Lots 10 and 11 of Belle Meade 2" in the City of Belle Meade, and of record in Plat Book 421, page 112, Register's Office for Davidson County, Tennessee, and being further described according to a survey dated March 24, 1990, by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor (Number 177, and whose address is 3608 Central Avenue, Nashville, Tennessee 37205), as follows:

Beginning at an iron pipe in the south margin of Iroquois Avenue being the northeast corner of the herein described Lot 13, and said iron pipe being located 400.00 feet west of the west margin of Westview Avenue; thence, South 0 degrees 35 minutes 35 seconds East 266.00 feet to an iron pipe, being the common rear corner of Lot 192 and Lot 193 on the subdivision of "Part of Royal Oaks Land Co.'s Subdivision of The Baker Tract" of record in Plat Book 421, page 103, Register's Office for Davidson County, Tennessee thence, with the west line of said Lot 193, South 2 degrees 16 minutes 35 seconds East 134.00 feet to an iron pipe on the east side of the old Belle Meade Farm rock wall and said iron pipe being the southeast corner of Lot 15 described herein; thence, with the south line of said Lot 15 and the north line of Lot 14, North 88 degrees 30 minutes 30 seconds West 219.40 feet to an iron pin; thence North 88 degrees 30 minutes 30 seconds West 5.60 feet to a point; thence North 1 degree 10 minutes 05 seconds west 400.00 feet to an iron pin in the south margin of Iroquois Avenue, being the common front corner of the herein described Lot 13 and Lot 12 on the above mentioned plat of record in Plat Book 421, page 112, Register's Office for Davidson County, Tennessee; thence, with the south margin of said Iroquois Avenue, South 88 degrees 30 minutes 00 seconds East 225.00 feet to the point of beginning; and containing 2 acres, more or less.

Being the same property conveyed to David T. Vandewater and Phyllis B. Vandewater, by deed of record in Instrument DB-200501210008095, Register's Office of Davidson County, Tennessee.