Davidson County DEEDQC
Recvd: 04/18/06 08:42 3 pgs
Fees:17.00 Taxes:0.00

20060418-0043737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 - .

Affiant

Subscribed and sworn to before me this 17 day of April, 2006.

Notary Public

My Commission expires: 10/20/08

JAN D. MARSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

This instrument was prepared by:

Beam, Miller & Rogers, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37208

Name & Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Mary Solomon Stewart **2500 Craig Avenue** **Nashville, Tennessee 37204**	**Mary Solomon Stewart** **2500 Craig Avenue** **Nashville, Tennessee 37204**	**118-01-441**

QUIT CLAIM DEED

WHEREAS, Newt Solomon is the current owner of record of a one-half (½) undivided interest in the improved property described below (the "Property");

WHEREAS, Newt Solomon died on or about May 8, 2003, and his one-half (½) undivided interest in said Property passed to his wife, Eloise B. Solomon, and to his four children, Roddrick Solomon, David Andrew Solomon, Phillip A. Solomon and Mary Solomon Stewart (one and the same as Mary S. Benton) by operation of law.

WHEREAS, David Andrew Solomon desires to assign and quitclaim his undivided interest in the Property to Mary Solomon Stewart.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that David Andrew Solomon, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Mary Solomon Stewart, her heirs, successors and assigns, his entire right title and undivided interest in and to a certain tract or parcel of land in ~~Sumner~~ DAVIDSON County, Tennessee, described as follows:

BEING Lot No. 1 on the Resubdivision of Part of Lot No. 13, on the Plan of Montrose Park, of record in Book 3842, page 223, Register's Office for said County, as follows:

SAID Lot No. 1 fronts 50 feet on the easterly side of 9th Avenue South and runs back 190.7 feet to the northerly line and 213.9 feet on the southerly line which is a broken line to a dead line in the rear measuring 38 feet thereon.

BEING the same land conveyed to Newt Solomon, Mary S. Benton (one and the same as Mary Solomon Stewart), and husband, John C. Benton by Quitclaim Deed from Jeffrey W. Combos, Trustee, by Quitclaim Deed dated April 1, 1988, of record in Deed Book 7510, Page 194, and to Mary S. Benton from John C. Benton, by Quit Claim Deed dated May 17, 1991, of record in Deed Book 8355, Page 158, both in the in the Register's Office for Davidson County, Tennessee.

THIS is improved property known as: 2510 9th Avenue South, Nashville, Tennessee 37204.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 17 day of April, 2006.

David Andrew Solomon

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Andrew Solomon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 17 day of April, 2006.

Notary Public

My Commission expires: 10/20/08

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.

JAN D. MARSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"
AFFIDAVIT OF INHERITANCE

I, the undersigned, being first duly sworn, depose and say:

(1) I am an adult and resident of Nashville, Tennessee.

(2) My father, Newt A. Solomon, died on or about May 8, 2003.

(3) At the time of his death my father was the owner of an undivided one-half (½) interest in the real property located in the attached quitclaim deed. The undersigned, being a child and heir-at-law of the deceased, received an undivided interest in said property by operation of law.

(4) The actual consideration paid for this transfer is none ($0.00).

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite his name.

April 17, 2006
Date

David Andrew Solomon

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Andrew Solomon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 17 day of April, 2006.

Notary Public

My Commission expires: 10/20/08

JAN D. MARSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY