Davidson County DEEDQC
Recvd: 06/01/06 10:26 3 pgs
Fees:17.00 Taxes:0.00
20060601-0064325

THIS INSTRUMENT PREPARED BY:
Harris A. Gilbert
WYATT, TARRANT & COMBS
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423
615.251.6705

QUITCLAIM DEED

ADDRESS OF NEW OWNER:

Ellen Warshaw
618 Fatherland Street
Nashville, Tennessee 37206-4112

SEND TAX BILLS TO:

Same

MAP/PARCEL:

082-16-0
232.00

For no cash consideration, but for love and affection, and for the assumption of any and all liabilities that I may have with regard to the business of THE BIG BUNGALOW, L.L.C., and her promise to hold me harmless with regard to the note on the property known as 618 Fatherland Street, Nashville, Tennessee, 37206, and the note to Bank of America, N.A., on the property known as 618 Fatherland Street, Nashville, Tennessee, 37206, and to hold me harmless with regard to any debts or claims or causes of action that may be filed against THE BIG BUNGALOW, L.L.C., effective April 30, 2006, I, Elaine Warshaw, a widow, hereinafter called the Grantor, do hereby by these presents, quitclaim, transfer and convey unto my daughter, Ellen Warshaw, hereinafter called the Grantee, all of my right, title, interest and right of survivorship in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Williams Addition of Edgefield, now East Nashville, of record in Book 21, page 45, Register's Office for said County.
>
> Said Lot No. 10 fronts 50 feet on the southerly margin of Fatherland Street and extends back between parallel lines 210 feet to an alley.
>
> Being the same property conveyed to Ellen Warshaw and Elaine Warshaw, by deed from Jonathan C. Stewart and wife,

Renee Leway Stewart, of record in Doc. No. 20040503-0049869, Register's Office for Davidson County, Tennessee, described according to (or by reference to) the recorded subdivision Plan.

The conveyance is subject to all encumbrances of record, all matters shown on The Plan, with Owner's Certificate, of record in Plat Book 21, Page 45, said Register's Office.

The legal description contained herein is the same as that contained in the previous deed of record.

To have and to hold the said Property unto Ellen Warshaw, as tenant, her heirs and assigns, forever in fee simple.

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

This is improved property known as: 618 Fatherland Street, Nashville, Tennessee, 37206-4112.

Witness my hand and seal this 30 day of April 2006.

Elaine Warshaw

ELAINE WARSHAW

STATE OF NEW YORK)
COUNTY OF Nassau)

Personally appeared before me, CAROL KOSKY, a Notary Public in and for said county and state, the within named ELAINE WARSHAW, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Merrick N.Y. ~~Tennessee,~~ this 4 day of May 2006.

Carol Kosky
Notary Public
My Commission Expires: 12-08-07

CAROL KOSKY
Notary Public, State of New York
No. 01KO6102686
Qualified in Nassau County
My Commission Expires Dec. 8, 20 07

STATE OF NEW YORK)
COUNTY OF Nassau)

The actual consideration or value, whichever is greater, for this transfer is -0- ($0.00).

Elaine Warshaw
ELAINE WARSHAW, AFFIANT

Sworn to and subscribed before me this 4 day of May 2006.

Carol Kosky
Notary Public
My Commission Expires: 12-08-07

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CAROL KOSKY
Notary Public, State of New York
No. 01KO6102686
Qualified in Nassau County
My Commission Expires Dec. 8, 20 07