This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214
(615) 885-0223

Davidson County DEEDQC
Recvd: 06/20/06 10:37 2 pgs
Fees:13.00 Taxes:286.75
20060620-0073361

ADDRESS NEW OWNER:
James H. Goodrich Jr.
11 King Arthur Dr., Unit 3 B
Niantic, CT. 06357

SEND TAX BILL TO:
Owner

MORTGAGEE:
Harriet A. Blackmon
1406 Otter Street
Anchorage, Alaska 99504

MAP **96**
GROUP **1**
PARCEL **100**

PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

QUITCLAIM DEED

I, Harriet A. Beaulieu, having since divorced, now known as **Harriet A. Blackmon** hereinafter called the "GRANTOR", have bargained and sold, and by these presents, does transfer and convey all right, title and interest that she may have in and to the following described real property unto **James H. Goodrich Jr.**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the westerly 75 feet front and 60 feet rear of Lot No. 22 on the Map of Bluefields, Section No. 1 as of record in Book 843, page 16, Register's Office for said County.
>
> Said part of said Lot No. 22 fronts, 75 feet on the northerly side of Bluefield Avenue and runs back between lines, 234.9 feet on the westerly line and 236 feet more or less on the easterly line to a dead line and measures 60 feet thereon.
>
> Being the same property conveyed to Harriet A. Beaulieu and James H. Goodrich, Jr., as joint tenants with right of survivorship dated April 8, 2002, by deed of record in Instrument no. 20020416-0046907, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is improved property known as 2726 Bluefield Drive, Nashville, Tennessee .

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of

said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 14th day of June, 2006.

Harriet A. Blackmon

HARRIET A. BLACKMON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Harriet A. Beaulieu**, having since divorced, now known as **Harriet A. Backmon** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of June, 2006.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 08/08/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $77,500.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of June, 2006.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 08/08/2007