Davidson County DEEDQC
Recvd: 07/10/06 13:55 3 pgs
Fees:17.00 Taxes:0.00

20060710-0082498

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ -0- .

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th
DAY OF July, 2006.

NOTARY PUBLIC

My Commission expires: 9.19.09

GREGORY LEE FAIRBETTER ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:

Capital Title & Escrow, LLC 6213 Charlotte Ave., Ste. 200, Nashville, TN 37209

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER: Russell Zavitson Steven W. Dukes	SEND TAX BILLS TO: Same	MAP & PARCEL NUMBERS: Map 92
(NAME) 3521 Park Ave.	(NAME) 1902 Wedgewood	Group 13
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville TN 37212	Parcel 147
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ZADU, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

by these presents do remise, release and QUITCLAIM unto

Russell Zavitson and
Steven W. Dukes

all of their rights, title and interests in a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See attached Exhibit A

This is unimproved ( ) improved (X) property, known as

3521	Park Ave.	Nashville,	TN	37209
(House Number)	(Street)	(City)	(State)	(Zip)

Wherever 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 our hands this 6th day of July, 2006.

GREGORY LEE FAIRBETTER ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

Russell Zavitson

Steven W. Dukes

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named RUSSELL ZAVITSON, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that himself to be a member of ZADU, LLC, a Tennessee Limited Liability Company comprised of Russell Zavitson and Steven W. Dukes, the within named bargainor, and that they as such members executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as a member.

Witness my hand and official seal at office this 6th day of July

My Commission expires:
9-19-09

Notary Public

GREGORY LEE FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named STEVEN W. DUKES, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that himself to be a member of ZADU, LLC, a Tennessee Limited Liability Company comprised of Russell Zavitson and Steven W. Dukes, the within named bargainor, and that they as such members executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as a member.

Witness my hand and official seal at office this 6th day of July

My Commission expires:
9-19-09

Notary Public

GREGORY LEE FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit A

Land in Davidson County, Tennessee, being Lot(s) 11, Block 12, as shown on the map entitled Charlotte Land Company's, Second Addition, of record in Plat Book 57, page(s) 160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ZADU, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MATTHEW PURYEAR AND WIFE, MICHELLE PURYEAR, of record as Instrument No. 20050901-0105121, dated August 31, 2005, said Register's Office.