QuitClaim Deed

Box 28-B

The actual consideration or value for this transfer is $ 70,000.00 .

Martha Jane Green Foster
AFFIANT

STATE OF TENNESSEE }
COUNTY OF [illegible] }

SWORN TO AND SUBSCRIBED BEFORE ME this [illegible] day of July, 2006.

[illegible]
NOTARY PUBLIC
My Commission Expires: [illegible]

RACHEL H. KOENIG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Commission Expires MAR. 21, 2008

Davidson County DEEDQC
Recvd: 07/11/06 07:55 2 pgs
Fees:13.00 Taxes:259.00

20060711-0082801

This space for Register of Deeds

This instrument prepared by Jimmy Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06070002

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Rozelle J. Green 107 Iris Avenue Old Hickory, TN 37138	New Owner	53-12 / 212, AND 214

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Rozelle J. Green, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **MARTHA JANE GREEN FOSTER**, a married woman, the GRANTOR herein, have bargained and sold, and by these presents do transfer Quitclaim and convey all my right title and interest in the following real property unto:

ROZELLE J. GREEN, Un-married, the GRANTEE herein, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

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

TRACT I: (Map 53-12 /pcl. 212)

Being the northerly one-half of the westerly 200 feet of Lot No. 19 and the northerly 162 1/2 feet of the easterly 221 feet of Lot No. 20 of Sec. II, on the Plan of Life & Casualty Ins. Co. Subdivision of Dabbs and Elliotts' property known as "Dupontonia" as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the corner of Lots 6 and 20 at a point 525 feet north of the northerly margin of Old Hickory Boulevard; thence with the line between said two lots, westerly 221 feet to the easterly line of the property conveyed to Rupert Lee Denny by deed from Laura B. Cassetty and husband, as of record in Book 1110, page 234; thence with Denny's easterly line, southerly 162 1/2 feet; thence eastwardly 421 feet; thence northwardly 362 1/2 feet to the line between Lots 7 and 19; thence with the line between said two lots, north 48 deg. 29' West 200 feet to the common corner of Lots 6, 7 and 19; thence with the line between Lots 9 and 19, South 41 deg. 31' West 200 feet to the beginning, including but excluding the right of way for a 50-foot roadway.

Being the same property conveyed to Elden T. Green by Quitclaim Deed from Martha Jane Green Foster of record in Book 7061, page 367, Register's Office for Davidson County, Tennessee. Elden Taylor Green died Testate in Davidson County, Tennessee on January 15, 2003, Davidson County Probate #04P-1094, devising this property, his Homeplace, to his widow, Rozelle J. Green, for life, remainder to his daughter, Martha Jane Green Foster. A certified copy of the Last Will of Elden Taylor Green being of record as Instrument #20030321-0037503, Register's Office for Davidson County, Tennessee.

TRACT II (Vacant lot - Map 53-12 pcl. 214.00)

Being a part of Lot No. 6 on the Plan of Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliott's property, Section No. 2, of record in Book 834, page 56, Register's Office for said County and more particularly described according to a survey by N. G. Jenkins, Surveyor, July 2, 1956, as follows:

Beginning at the common corner of Lots Nos. 7 and 19 where they adjoin Lot No. 6 at an iron pin; thence North 48 deg. 29' West 183 feet to an iron pin; thence South 44 deg. 31' West 200 feet to an iron pin in the

northeasterly line of Lot no. 20; thence with the line between Lots Nos. 6 and 20, South 48 deg. 29' East 175 feet to an iron pin, the common corner of Lots Nos. 6 and 20 here they adjoin Lot No. 19; thence with the line between Lots Nos. 6 and 19, North 41 deg. 31' East 200 feet to the point of beginning.

Being the same property conveyed to Elden T. Green and wife, Mary E. Green by Warranty Deed from Mary E. Green and husband, Elden T. Green of record in Book 4779, page 64, Register's Office for Davidson County, Tennessee. Mary E. Green died intestate, in Davidson County Tennessee on November 15, 1986. Leaving Elden T. Green , A/K/A Elden Taylor Green as the sole Tenant by the entirety. Elden Taylor Green died Testate in Davidson County, Tennessee on January 15, 2003, Davidson County Probate #04P-1094, devising his homeplace to his widow, Rozelle J. Green, for life; remainder to his daughter, Martha Jane Green Foster, and his residuary estate, real and personal, to his Widow, Rozelle J. Green. A certified copy of the Last Will of Elden Taylor Green being of record as Instrument #20030321-0037503, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The herein described property is subject to the following:
2006 Property taxes are to be assumed by the GRANTEE.

Grantor, Martha Jane Green Foster makes oath and says, that the property described herein is not my principal residence, nor the residence of my spouse nor any dependant and this conveyance is not made to defeat the rights of any third party. Further, by execution of this document, I relinquish any and all right title and interest in the Estate of Elden Taylor Green.

This is improved property known as: 107 Iris Avenue, Old Hickory, TN. 37138.

Witness my hand this 7th day of JULY, 2006.

Martha Jane Green Foster

Martha Jane Green Foster

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Rachael H. Koerner, a Notary Public in and for said County and State, the within named Martha Jane Green Foster, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of JULY, 2006.

RACHAEL H. KOERNER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires MAR. 21, 2009

My Commission Expires:_____

****

QuitClaim Deed

From: Martha Jane Green Foster
fem sole,

To: Rozelle J. Green
un-married,

Property:
107 Iris Avenue
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
3418 Old Hickory Blvd
Old Hickory, Tennessee 37183
(615) 847-2000
www.ljelaw.com