File Box 30

Prepared By & Return To:
Southeast Title of Tennessee, Inc.
214 Centerview Drive, Suite 101
Brentwood, TN 37027
File Number 600452

Davidson County DEEDQC
Recvd: 07/25/06 15:07 2 pgs
Fees:12.00 Taxes:0.00
20060725-0089637

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Keith D. Smith, unmarried

HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER, CONVEY AND QUIT CLAIM UNTO,

Christopher D. Van Atta and wife, Kacy C. Van Atta

HEREINAFTER CALLED GRANTEES, THEIR HEIRS AND/OR ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract #1 - Land in Davidson County, Tennessee, being Lot 84 on the map of D. T. McGavock's Addition, as of record in Book 21, page 7, Register's Office for said County.

Said Lot 84 fronts 50 feet on the easterly side of 5 Avenue North, and runs between parallel lines 174 feet to an alley.

Said property is also known as 1704 5th Avenue North, Nashville, TN 37208.

Tract #2 - Land in Davidson County, Tennessee, being Lot No. 83 on the map of D. T. McGavock's addition, as of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 83 fronts 50 feet on the easterly side of Fifth Avenue North and runs back between parallel lines 174 feet to an alley.

Said property is also known as 1706 5th Avenue North, Nashville, TN 37208.

Being all of the same property conveyed to Keezocom, Inc.* by Warranty Deed dated November 29, 1999 of record in Book 11768, page 964, Register's Office for Davidson County, Tennessee, and by Order of Sale of record in Instrument Number 20060602-0064994, said Register's Office.

WITNESS MY HAND(S) AND SEAL THIS 11th DAY OF JULY, 2006.

*Keith D. Smith, Incorporator

Keith D. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of said County and State aforesaid, Keith D. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal, this 11th day of July, 2006.

My commission expires:
7/21/2007

Notary Public

MARNIE L. LEHEW
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Address of new owner:

Christopher D. Van Atta, et ux
1704 and 1706 5th Avenue North
Nashville, TN 37208

send tax bills to:

Christopher D. Van Atta, et ux
P. O. Box 2705
Hendersonville, TN 37077

This is improved property.

MAP & PARCEL NUMBER(S) Lot 83 – 82-5-33
Lot 84 – 82-5-32

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $0.00.

Keith D. Smith
Affiant

Subscribed and sworn to before me, this the 11th day of July, 2006.

Marnie L. Lehew
Notary Public

My commission Expires:
7/21/2007

MARNIE L. LEHEW
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires JULY 21, 2007