Prepared by:
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Davidson County DEEDQC
Recvd: 08/07/06 14:32 2 pgs
Fees:12.00 Taxes:0.00
20060807-0096665

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Mary L. M. Breinig	**Mary L. M. Breinig**	**Map-130-06**
102 Blackburn Avenue	**102 Blackburn Avenue**	**Page-1.00**
Nashville, TN 37205	**Nashville, TN 37205**	

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, JOHN B. BREINIG (hereinafter "Grantor"), by these presents and for the purpose of terminating their tenancy by the entirety, does hereby quitclaim and convey in fee simple unto his wife, MARY L. M. BREINIG (hereinafter "Grantee"), her successors and assigns, any and all right, title, and interest that he may have in and to the following described property located in Davidson County, Tennessee, to-wit:

Being Lots Nos. 73 and 74 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's office for said County.

Said Lot No. 73 fronts 60 feet on the southerly side of Blackburn Avenue and runs back 190 feet on the westerly line and 190.8 feet on the easterly line to the northerly line of Lot No. 11.

Said Lot No. 74 fronts 62.2 feet on the southerly side of Blackburn Avenue and runs back 190.8 feet on the westerly line and 203.8 feet on the easterly line to the northerly line of Lot No. 10, measuring 60 feet thereon, and is bound on the east by Lot No. 75, which is marked on said plan as a private park for exclusive use of owners of Lots No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 74, 76 and 101.

Being the same property conveyed to John B. Breinig, and wife, Mary L. M. Breinig, as tenants by the entirety by Warranty Deed dated June 14, 1974, from William C. Caldwell and wife, Jacquelyn E. Caldwell, of record on Book 4826, page 137 said Register's Office.

#385489

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property and to the lien of taxes for the year 2006.

This is improved property known as 102 Blackburn Avenue, Nashville, Davidson County, Tennessee 37205.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor and Grantee as tenants by the entirety. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 3rd day of August, 2006.

John B Breinig

JOHN B. BREINIG, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Sam Davis, a Notary Public of this County, JOHN B. BREINIG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 3 day of August, 2006.

SAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 25, 2009

Sam Davis

Notary Public
My Commission Expires: 7/25/09

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(A).