PICK-UP

Davidson County DEEDQC
Recvd: 09/22/06 14:38 2 pgs
Fees:12.00 Taxes:0.00
20060922-0117902

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual Consideration or value of this transfer, whichever is greater, is Love and Affection, no monetary consideration.

Geraldine L. McGowan
Affiant

SWORN to and subscribed before me on this 21st day of September, 2006.

Renard A. Hirsch Sr.
Notary Public

My commission expires: ~~My Commission Expires JULY 21, 2007~~

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This Instrument was prepared by:

Renard A. Hirsch, Sr., Esq.
SMITH, HIRSCH & BLACKSHEAR, PLC
One Vantage Way, Suite B-105
Nashville, TN 37228

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel Nos.:***
Carolyn Lavender	SAME	Map 081-06-0
2013 26th Avenue, North		Parcel 199.00
Nashville, Tennessee 37208		FB#08DA-13811

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Love and Affection, no monetary consideration, the receipt of which is hereby acknowledged, I, **GERALDINE L. McGOWAN**, the Grantor, have bargained and sold and hereby convey, remise, release and forever quitclaim all of my right, title and interest in said tract or parcel of land located in Davidson County, Tennessee unto **CAROLYN LAVENDER**, the Grantee, her respective heirs and assigns, in such a manner that Grantee shall acquire by means of this conveyance. Said tract or parcel of land being conveyed hereunder is described as follows:

> BEING Lot No. 26 on the plan of Cumberland Gardens Subdivision, Section III, as of record in Book 2854, page 146, Register's Office for said County.
>
> Said Lot No. 26 fronts 60.0 feet on the west margin of 26th Avenue, North running back between parallel lines 125.0 feet to a dead line, on which it measures 60.0 feet.
>
> Being the same property conveyed to Harry Leonard McGowan and wife, Geraldine L. McGowan by deed from Area Property Company, Inc. of record in Book 3251, page 89, Register's Office for Davidson County, Tennessee. The said Harry Leonard McGowan having since died.

This is improved property known as 2013 -26th Avenue, North, Nashville, Tennessee 37208.

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

WITNESS my hand this 21 day of September, 2006.

Geraldine L. McGowan
GERALDINE L. McGOWAN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public in and for said County and State, the within named GERALDINE L. McGOWAN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 27th day of September, 2006.

NOTARY PUBLIC

My commission expires: My Commission Expires JULY 21, 2007