Davidson County DEEDQC Recvd: 10/05/06 10:09 3 pgs Fees:22.00 Taxes:0.00 20061005-0123729	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER 2006. Notary Public MY COMMISSION EXPIRES: 1/23/2010 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY LYNN WOODRUFF AND CHRISTOPHER BERTRUM WOODRUFF	**SAME**	**142-11B/24**
(NAME) **800 MAGNOLIA COURT EAST**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARY LYNN SAIN WOODRUFF** HEREBY REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF HER RIGHT, TITLE AND INTEREST, UNTO **JAD A DUNCAN, TRUSTEE,** HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 24, on the Plan of Magnolia Place, as shown on plat of record in Plat Book 7900, page 729, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mary Lynn Sain by warranty deed from Lisa M. Meister of record in Instrument No. 20040407-0039822, Register's Office for Davidson County, TN.

Mary Lynn Sain being the same person as Mary Lynn Woodruff.

AND NOW I, **JAD A. DUNCAN, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance do hereby remise, release, and quitclaim all of my right title and interest in the same property herein above described unto **MARY LYNN WOODRUFF** and **CHRISTOPHER BERTRUM WOODRUFF**, their heirs and assigns absolutely and in fee simple.

This conveyance is subject to any and all restrictions, conditions, and easements of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as 800 Magnolia Court East, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City of Town) (Postal Zip)

Witness our hands this 4th day of October 2006.

Mary Lynn Woodruff
MARY LYNN WOODRUFF

CHRISTOPHER BERTRUM WOODRUFF

JAD A. DUNCAN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MARY LYNN WOODRUFF AND CHRISTOPHER BERTRUM WOODRUFF, A MARRIED COUPLE,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of **OCTOBER 2006.**

My Commission Expires: 1/23/2010

Notary Public

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state the within named **JAD A. DUNCAN, TRUSTEE,** the 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 and official seal at office this 4th day of **OCTOBER, 2006**

My commission expires: 1/23/2010

Notary Public

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY