This Instrument Prepared By:
James G. King
Attorney at Law
530 Church Street
Suite 202
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 11/08/06 14:07 3 pg
Fees:17.00 Taxes:0.00
20061108-0139134

This actual consideration or value whichever is greater for this transfer is $10.00.

John Kanizay
AFFIANT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

James G. King
State Of Tennessee
Notary Public
Davidson County

Sworn to and subscribed before me this 8th day of November, 2006.

James G. King
NOTARY PUBLIC

My Commission Expires: 05-22-10

Quitclaim Deed

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL**
Jacqueline N. Swett	SAME	105-04; 72
45 Perkins Street		105-04; 71
Nashville, Tennessee 37210		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Andre G. Swett, have bargained and sold, and by these presents do transfer and convey unto Jacqueline N. Swett, hereinafter called grantee, her heirs and assigns, forever a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

45 Perkins Street

BEING Lot No. 455, on the Map of Maury & Clibornes's Addition, as of record in Book 21, Pages 84 and 85, Register's Office for said County.

SAID Lot No. 455 fronts 40 feet on the south side of Perkins Street and runs back between parallel lines 147 feet more or less to the north margin of Hubbard Alley.

BEING the same property conveyed to John A. Chadwell and wife Margaret Chadwell, by deed from L.A. Merville, of record in Book 1336, Page 18, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jacqueline Nadine C. Swett, by Affidavit of Heirship from Nellie Margaret S. Chadwell, who died on July 28, 1987, of record in Book 10168, Page 419, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Andre G. Swett, by deed from Jacqueline Nadine C. Swett, of record in Book 10168, Page 421, Register's Office for Davidson County, Tennessee.

43 Perkins Street

LAND in Davidson County, Tennessee, being the front or northerly part of lot No. 454 on the plan of Maury and Claiborne's Addition to Nashville, as of record in Book 21, Page 84 and 85, Register's Office for said County.

SAID part of lot No. 454 fronts 40 feet on the southerly side of Perkins Street and runs back between parallel lines 70 feet, more or less, to the north lines of a part of said lot conveyed by George C. Waters to W.T. Waters, by deed of record in Book 226, Page 469, said Register's Office.

BOTH parcels being the same property vesting in JAQUELINE NADINE C. SWETT as the sole heir-at-law of Nellie Margaret S. Chadwell as evidenced by Affidavit of Heirship of record in Book 10168, Page 419, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jacqueline Nadine C. Swett, by Affidavit of Heirship from Nellie Margaret S. Chadwell, who died on July 28, 1987, of record in Book 10168, Page 419, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Andre G. Swett, by deed from Jacqueline Nadine C. Swett, of record in Book 10168, Page 421, Register's Office for Davidson County, Tennessee.

This is improved property known as 45 Perkins Street and unimproved property known as 43 Perkins Street, Nashville, Tennessee 37210.

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

A title search was not prepared at the time of this conveyance, therefore, the parties to this transaction agree that the preparer of this instrument shall not be liable for any mistakes, errors, and liabilities that may arise as a result of this transaction.

Andre G. Swett

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Andre G. Swett, the within-bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory information, and who acknowledged that she executed the within the instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson Co, this 8th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 05-22-10

James G. King
State Of Tennessee Notary Public
Davidson County