QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 11/22/06 08:30 3 pgs
Fees:17.00 Taxes:0.00
20061122-0144816

THIS INSTRUMENT WAS PREPARED BY:
David E. Heller, Esq.
Drescher & Sharp, P.C.
1720 West End Ave
Suite 300
Nashville, Tennessee 37203

Address New Owner:

Michael J. Walker
215 Neptune Drive.
Hendersonville, TN 37075

Send Tax Bills To:

Same

Map: 91-8
Parcel: 185

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Michael J. Walker, hereinafter the GRANTOR, does hereby quitclaim and convey unto Elaine Walker, wife of the GRANTOR, TO BE HELD AS TENANT IN COMMON with no right of survivorship, of his right, title and interest in and to undivided one-half (1/2) interest in the certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Being land in Davidson County, Tennessee being Lots Nos. 33, 34, 35 and 36 on the unrecorded Map of the Subdivision of Beatrice Lockhart Property in the old 25th Ward of the City of Nashville, each of which fronts 50 feet on the southerly margin of Kentucky Avenue and runs back 155 feet to an alley, and more fully described as follows:
>
> Beginning at a pointing the southerly margin of Kentucky Avenue, being the common corner of Lots Nos. 36 and 37; thence along the southerly margin of Kentucky Avenue, 200 feet to a point, the common corner of Lots Nos. 32 and 33; thence with the line between said lots southerly 155 feet to the north margin of an alley; thence east 200 feet to a point in the northerly margin of said alley; the common corner of Lots Nos. 36 and 37; thence north 155 feet with the line between said lots to the point of beginning.
>
> Being the same property conveyed to Michael J. Walker by deed from Robert B. Sneed, Jr, recorded in Instrument No. 200002170015925 in the Register's Office of Davidson County, Tennessee. This property is commonly known as 4511 Kentucky Avenue 37209.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand this 15 day of November, 2006.

GRANTOR:

MICHAEL J. WALKER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael J. Walker, the within named party, with whom I personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes contained therein.

Witness my hand and official seal, this the 15 day of November, 2006.

NOTARY PUBLIC

JENNIFER M. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: **MY COMMISSION EXPIRES: July 19, 2008**

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 15 day of November, 2006.

JENNIFER M. BYRD
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: July 19, 2008