THIS INSTRUMENT WAS PREPARED BY:
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater for this transfer is $ 0

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires September 22, 2007
STATE OF TENNESSEE

Sworn to and subscribed before me, this 30 day of Nov., 2006.

NOTARY PUBLIC
My Commission Expires _____

Affiant

Davidson County DEEDQC
Recvd: 12/05/06 11:54 2 pgs
Fees:12.00 Taxes:0.00

20061205-0149937

QUITCLAIM DEED

Address of New Owner(s)
Karen Douglas
4507 Hazeltine Court, Unit J
Alexandria, VA 22312
~~1709 Cass Street~~
~~Nashville, TN 37208-1027~~

Send Tax Bills To:
Same

Map and Parcel Numbers
Map 081
Parcel 016.00

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Judy Holmes, by these presents does hereby quitclaim and convey unto Karen Douglas, its successors and assigns, all right, title and interest in and to the following described tract of land:

Being Lot No. 24 in the A.C. Dudley Subdivision of the McDaniel Land, as of record in Book 161, page 10, Register's Office for said County.
Said Lot No. 24 fronts 50 feet on the southerly side of Cass Street, and runs back between parallel Lines 160 feet to an alley in the rear.
Being the same real property conveyed to Andrew Louis Douglas and wife, Julia C. Douglas by installment deed from Phil Cohen and wife, Sara K. Cohen, dated February 15, 1960 and recorded in Book 3029, page 294 – 296, in the Register's Office for Davidson County, Tennessee.
This is improved property commonly known as 1709 Cass Street, Nashville, Tennessee.

IN WITNESS WHEREOF, I, Judy D. Holmes, have hereunto set my hand on this the 15 day of November, 2006.

Judy D. Holmes
JUDY HOLMES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before, me. Christi L. Dyer, a Notary Public in and for the State and County aforesaid, personally appeared Judy D Holmes, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the within named bargainor, a _____, and that as such _____, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing same.

Witness my hand and seal at office, on this the 15th day of November, 2006.

Christi L. Dyer
NOTARY PUBLIC

My Commission Expires: 11/22/2008

CHRISTI L. DYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 11/22/2008

Return to: Castleman Title
110 Glancy St., Ste. 112
Goodlettsville, TN 37072

Continuation of derivation clause:

The said Andrew Louis Douglas having since died. Julie C. Douglas, a widow conveyed said property to Julie C. Douglas and Karen Douglas by deed of record in Book 8493, Page 36, Register's Office for Davidson County, Tennessee. Julie C. Douglas now being deceased, intestate, on the 31st day of October 2000 and being survived by her four daughters and heirs at law, Karen Douglas, Angela Douglas Burr, Judy Douglas Holmes and Deborah Rose Douglas Carpenter.