Davidson County DEEDQC
Recvd: 12/29/06 12:36 2 pg
Fees:12.00 Taxes:0.00
20061229-0160748

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Michael L. Viars 119 Wentworth Avenue Nashville, Tennessee 37215	Map 116 Parcel 16 OB 041cO Field Book _____	Same as Owner
This instrument prepared by: Larry Hayes, Jr., Esq. 214 Second Avenue North, Suite 103, Nashville, TN 37201		

The actual consideration for this transfer is $0.00

Michael L. Viars

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Subscribed and sworn to before me, this
28th day of ~~November~~ December, 2006.

Virginia J. Connell
Notary Public
My commission expires: 03/22/2008

VIRGINIA J. CONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Patti Laressa Viars ("Grantor"), by these presents, do hereby quitclaim and convey unto Michael L. Viars ("Grantee"), his heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, and being more particularly described as follows:

Beginning at a point in the north right-of-way of a 30-foot access road, said point being approximately 405 feet east of the east right-of-way of Lynwood Boulevard, said point of beginning also being in the southwest corner of the herein described tract as shown on the proposed plat of the subdivision known as "The Iroquois" and proceeding as follows:

With the westerly line of the boundary of "The Iroquois" north 12 deg. 07 min. 45 sec. east a distance of 50 feet; thence with the

southerly line of proposed Lot 10 on the proposed plat of "The Iroquois" south 83 deg. 37 min. 14 sec. east, a distance of 75.02 feet to a point in the westerly line of a proposed street; thence with the westerly line of the proposed street and with a curve to the left having a radius of 529.45 feet a distance of 30.00 feet to a proposed radius turn-out monument; thence with the radius turn-out being a curve to the right having a radius of 20.00 feet, a distance of 31.27 feet to a proposed concrete monument; thence with the northerly right-of-way of the 30-foot access road extended, north 83 deg. 33 min. 36 sec. west, a distance of 58.92 feet to the point of beginning and containing 3,732 square feet or 0.086 of an acre, more or less.

BEING the same property conveyed to Michael L. Viars, by Quitclaim Deed recorded by Instrument No. 20020116-0006412 of the Davidson County, Tennessee Register's Office. This is unimproved property located on Wentworth Avenue, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed on this the _____ day of November, 2006.

Patti Laressa Viars

PATTI LARESSA VIARS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patti Laressa Viars, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed this instrument for the purposes herein contained.

Witness my hand and seal on this the 20th day of November, 2006.

Angela Lacey

NOTARY PUBLIC
My Commission Expires: 3-21-09

