Davidson County DEEDQC
Recvd: 01/08/07 09:19 3 pgs
Fees:17.00 Taxes:0.00

20070108-0002752

THIS INSTRUMENT PREPARED
FROM INFORMATION SUPPLIED BY
THE PARTIES
G. Philip Anderson
Attorney at Law
5409 Maryland Way
Suite 105
Brentwood, TN 37027
615/377-9370

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is none.

Affiant

Sworn to and subscribed before me this 5th day of January, 2007.

G. PHILIP ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

My Commission Expires:
7.19.08

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel No.
Donald M. Lunn, Rodney H. Lunn, and Deborah Lunn Hatch c/o Donald M. Lunn 8315 Alamo Road Brentwood, TN 37027	Same	Map 145-03 Parcel 28

FOR AND IN CONSIDERATION OF the sum of Ten and Dollars 00/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the **ESTATE OF ANNE H. LUNN** hereby quitclaims unto **DONALD M. LUNN, RODNEY H. LUNN and DEBORAH LUNN HATCH** as Tenants in Common, with each having an undivided one-third (1/3) interest, of any and all the interest the Estate of Anne H. Lunn may possess in the following parcel of land located in Davidson County, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, as follows:

BEING Lot No. 4, in Section VI, Harpeth Acres Subdivision as of record in Book 2331, page 85, Register's Office for said County.

SAID Lot No. 4 fronts 157.81 feet on the south side of Tyne Boulevard, and runs back between lines, 447.4 feet on the east side and 381.5 feet on the west side to a deed line in the rear, measuring 91.3 feet thereon.

THIS conveyance is made subject to Restrictions of record in Book 2303, page 107, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 85, said Register's Office, shows an owner's certificate, a 100 foot minimum building setback line from Tyne Boulevard and a 10 foot easement for public utility purposes along the rear of the lot.

BEING the same property conveyed to Clyde Donald Lunn, the said Clyde Donald Lunn having died March 19, 1996, and wife, Anne H. Lunn, the said Anne H. Lunn having died September 7, 2006, by James E. Adams and wife, Mary E. Adams, of record in Book 2549, page 349, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property identified as 1311 Tyne Boulevard, Nashville, Davidson County, Tennessee 37215.

IN WITNESS WHEREOF, DONALD M. LUNN and RODNEY H. LUNN, Co-Executors for the Estate of Anne H. Lunn, have executed this Quitclaim Deed as of the 5th day of January, 2007.

ESTATE OF ANNE H. LUNN

DONALD M. LUNN,
Co-Executor

RODNEY H. LUNN,
Co-Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DONALD M. LUNN,** and **RODNEY H. LUNN** 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 purpose therein contained.

Witness my hand at Brentwood, Tennessee, this 5th day of January, 2007.

Notary Public

My Commission Expires:
7.19.08

