Davidson County DEEDQC
Recvd: 02/12/07 14:58 2 pg
Fees:12.00 Taxes:0.00
20070212-0018053

THIS INSTRUMENT PREPARED BY:

CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, Tennessee 37203

THIS QUITCLAIM DEED IS PREPARED SOLELY ON THE BASIS OF INFORMATION AND DOCUMENTATION PROVIDED TO THE PREPARER BY THE GRANTOR AND GRANTEE, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR:
Cason A. Dickinson 212 Kensington Park Dr Nashville, Tennessee 37215	Same	Map 133 Parcel 104

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 25 day of January, 2007.

Notary Public

My commission expires: 1-24-09

CHARLOTTE M. TEMPLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00) and other goods and valuable consideration, the receipt of which is hereby acknowledged, the undersigned representative of Bulldog Grassmere, LLC, by these presents does hereby quitclaim and convey unto Cason A. Dickinson, his heirs and beneficiaries, all its right, title and interest in and to the following described tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point fifty and eighty-five hundredths (50.85) feet measured North 89 ~~deg. 34'~~ East along a line from a point in the center line of tract no.167-B of the Nashville, Division, formerly the Lewisburg Division of the railroad of the party of the first part at Valuation Station 509-48.91 which point is thirty one hundred eighty eight and ninety one hundredths (3188.91) feet measured southwardly along the center line of said tract No. 167-B from Mile Pole 190 from Louisville, Kentucky; thence North 90 deg. 34' East a distance of one hundred forty (140) feet to a point in the West line of Trousdale Road; thence South 0 deg. 36' East along the West line of said road a distance of twenty three (23) feet to a point; thence South 0 deg. 46' East continuing along the West line of said road a distance of one hundred seven (107) feet to a point; thence South 89 deg. 14' West a distance of one hundred fifty (150) feet to a point fifty six (56) feet, more or less measured eastwardly along a

radial line from a point in the center line of said tract No. 167-B; thence North 3 deg. 37' East a distance of one hundred thirty one and twenty two hundredths (131.22) feet to the point of beginning, containing forty three hundredths (0.43) acres, more or less.

Being the same property conveyed to Ellis Saad and Kathy Saad by deed from Thomas Michael Gulas of record in Book 7641, Page 378, Register's Office for Davidson County, Tennessee. Kathleen Saad quitclaimed her interest in the property to Ellis Joseph Saad, Sr. by deed of record in Book 10317, Page 75, said Register's Office.

*

This improved property also known as 3655 or 3657 Trousdale Drive, Nashville, Tennessee 37204

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

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25 day of January, 2007.

Grantor:

Bulldog Grassmeme, LLC

By: _____

Title: Chief Manager

STATE OF TN)
COUNTY OF Davidson)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Cason Dickinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager (title) of Bulldog Grassmere, LLC, a Tennessee limited liability company, the within named bargainor, and that as such Chief Manager (title), and being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager (title).

Witness my hand and official seal in Nashville, Tennessee, this 25 day of January, 2007.

Charlotte M Temple
Notary Public

My Commission Expires: 1-24-09

CHARLOTTE M. TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

*Being the same property conveyed to Bulldog Grassmere, LLC by Deed of record and Instrument Number 20040716-0085250, Register's Office for Davidson County, Tennessee

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