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Realty Title
Box 48

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0- AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 2007. NOTARY PUBLIC MY COMMISSION EXPIRES: 7/24/2010 (AFFIX SEAL)

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	NEW OWNER	MAP-PARCEL NUMBERS
Patricia Marie Johnson; Teresa Ann Watson		96-10-79
(NAME)	(NAME)	
2849 Teakwood Drive		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Ernest Herbert Martin and wife, Marie Martin, by these presents, quitclaims and conveys unto Patricia Marie Johnson and Teresa Ann Watson, as tenants in common with right of survivorship, all of their right, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 240 on the Map of Cloverhill, Section VI, as of record in Book 2133, Page 89, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Teakwood Drive, the common corner of Lots Nos. 240 and 239 on said Plan; thence southerly with the line between said Lots, 165.2 feet to a point, the common rear corner of said lots and being a point in the northerly line of Lot No. 275 on said Plan; thence easterly with the line between Lots Nos. 240 and 275, 120 feet to a point in the westerly margin of Colfax Drive; thence northerly with the westerly margin of Colfax Drive, 142.6 feet to a point, the beginning of a curve; thence around said curve, northwesterly, said curve having a radius of 20 feet, 31.42 feet to a point in the southerly margin of Teakwood Drive; thence westerly with the southerly margin of Teakwood Drive, 100 feet to the point of beginning.

Being the same property conveyed to Ernest Herbert Martin and wife, Marie Martin, by deed from Margaret C. Williams, unmarried, of record in Book 4026, Page 155, Register's Office for Davidson County, Tennessee.

Grantors herein hereby reserve unto themselves and their survivor a life estate in the property described above.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Davidson County DEEDQC
Recvd: 02/16/07 13:33 2 pgs
Fees:12.00 Taxes:0.00
20070216-0019848

This property is improved property known as 2849 Teakwood Drive, Nashville, TN 37214.

Witness my hand this 9th day of February, 2007.

Ernest Herbert Martin, by Marie Martin,
Attorney in Fact
By, Marie Martin, atty in fact

Marie Martin

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, Marie Martin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville TN, this 9th day of February, 2007.

Julie Coone
Notary Public

My commission expires: 7-24-2010

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, Marie Martin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Ernest Herbert Martin, and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville TN, this 9th day of February, 2007.

Julie Coone
Notary Public

My commission expires: 7-24-2010

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY