Davidson County DEEDQC
Recvd: 02/16/07 13:39 3 pgs
Fees:17.00 Taxes:0.00
20070216-0019854

PREPARED BY:
RESOURCE REAL ESTATE SERVICES, LLC
300 RED BROOK BOULEVARD, SUITE 300
OWINGS MILLS, MARYLAND 21117

DEED, QUITCLAIM (QUITDEED.TN)
INDIVIDUAL GRANTOR PIN# 82-9-209

BRADFORD D. CARSON and KIM GRANT, HUSBAND AND WIFE, AS JOINT TENAN
1324 3RD STREET N, NASHVILLE, TN 37208

THIS QUITCLAIM DEED made this on this 26th **day of** January, **in the year Two Thousand Seven from BRADFORD D. CARSON, Grantor(s) to BRADFORD D. CARSON and KIM GRANT,* HUSBAND AND WIFE, AS JOINT TENANT, Grantee(s).**

* Address: 1324 Third Ave. N., Nashville, TN 37208

THE GRANTOR,BRADFORD D. CARSON, for a consideration of ($0) DOLLARS, grants, conveys, releases, assigns and quitclaims to the Grantee, its successors and assigns all of the Grantor's right, title, interest and estate in the lot of ground located in DAVIDSON, State of Tennessee, and described as follows, that is to say:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL 1:

BEING PART OF LOT NO. 12 ON THE PLAN OF HUGH W. MCGAVOCK'S ADDITION AS OF RECORD IN BOOK 17, PAGE 640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING ON THE EASTERLY MARGIN OF THIRD AVENUE, NORTH, FORMERLY COLLEGE STREET AT THE NORTHWEST CORNER OF LOT NO. 11 ON SAID PLAN; THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE NORTHWARDLY 40 FEET; THENCE AT RIGHT ANGLES EASTWARDLY 134.4 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY SOUTHWARDLY 40 FEET TO THE NORTHERLY LINE OF SAID LOT NO. 11; THENCE WITH SAID LINE WESTARDLY 134.4 FEET TO THE BEGINNING.

THIS IS IMPROVED PROPERTY KNOWN AS 1324 THIRD AVENUE NORTH, NASHVILLE, TN 37208.

PARCEL 2:

BEING PART OF LOT NO. 12 ON THE PLAN OF HUGH W. MCGAVOCK'S ADDITION AS OF RECORD IN BOOK 17, PAGE 640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING ON THE EASTERLY MARGIN OF THIRD AVENUE, NORTH, FORMERLY COLLEGE STREET AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO A. L. FUSS, ET AL, TRUSTEES OF THE THIRD AVENUE CHURCH OF CHRIST BY DEED FROM MAUDE ARBUCKLE OF RECORD IN BOOK 1116, PAGE 280, REGISTER'S OFFICE, SAID POINT BEING 50 FEET SOUTH OF THE SOUTHERLY MARGIN OF TAYLOR STREET; THENCE WITH THE EASTERLY MARGIN OF TAYLOR STREET SOUTHERLY 50 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO HIRAM GILL AND WIFE, BY DEED FORM JOE KOMAMN AND WIFE, OF RECORD IN BOOK 1282, PAGE 252, REGISTER'S OFFICE; THENCE WITH SAID GILL'S NORTHERLY LINE, EASTERLY 134.4 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHWARDLY 50 FEET TO THE SOUTHEAST CORNER OF SAID CHURCH PROPERTY; THENCE WITH THE SOUTHERLY LINE OF SAME, WESTWARDLY 134.4 FEET TO THE BEGINNING.

THE IMPROVEMENTS THEREON BEING COMMONLY KNOWN AS 1326 3RD STREET N, NASHVILLE, TENNESSEE 37208.

BEING THE SAME LOT OR PARCEL OF GROUND WHICH BY DEED DATED NOVEMBER 2, 2001 AND RECORDED AMONG THE LAND RECORDS OF DAVIDSON COUNTY IN INSTRUMENT #20011107-0122209, WAS GRANTED AND CONVEYED BY DONALD JOHNSON AND WIFE, LAURA JANE JOHNSON, UNTO BRADFORD D. CARSON.

THE PURPOSED OF THIS DEED IS TO CONVEY FEE SIMPLE TITLE FROM BRADFORD D. CARSON UNTO BRADFORD D. CARSON AND KIM GRANT, HUSBAND AND WIFE, THEREFORE THIS SAID DEED IS TAX EXEMPT.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

WITNESS the hands and seals of said Grantor.

TEST:

_____

Bradford D Carson (SEAL)
BRADFORD D. CARSON, Grantor

OATH OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I/WE HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANTS KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0.00 .

SUBSCRIBED AND SWORN BEFORE ME
THIS 26th DAY OF January, 2007.

Bradford D Carson (SEAL)
BRADFORD D. CARSON, Affiant

_____ (SEAL)
KIM GRANT, Affiant

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 26th day of January, in the year Two Thousand Seven, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared BRADFORD D. CARSON, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the affirmation to be his/her act, and in my presence

*and Kim Grant



signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Russell H. Evans

Notary Public Russell H. Evans

My Commission expires: My Commission Expires NOV. 22, 2008

STATE OF Tennessee **, COUNTY OF** Davidson **, to wit:**

I HEREBY CERTIFY that on this 26th **day of** January **, in the year Two Thousand Seven, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared BRADFORD D. CARSON, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his/her act, and in my presence signed and sealed the same.**

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Russell H. Evans

Notary Public Russell H. Evans

My Commission expires: My Commission Expires NOV. 22, 2008



RETURN TO:

RESOURCE REAL ESTATE SERVICES, LLC
300 RED BROOK BOULEVARD, SUITE 300
OWINGS MILLS, MARYLAND 21117
(410) 654-5550
06054037

Mail tax Bill to:
Bradford D. Carson
1324 Third Ave. N.
Nashville, TN 37208