This instrument prepared by and return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Map & Parcel: p/o 113-128

Davidson County DEEDQC
Recvd: 02/21/07 13:38 2 pgs
Fees:12.00 Taxes:0.00
20070221-0021562

QUITCLAIM DEED

*****This Instrument was prepared without the benefit of a title examination. The preparer makes no claims as to the accuracy of title.**

STATE OF Tennessee
COUNTY OF Davidson

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, **Janet K. O'Farrell, widowed** have this day bargained and sold, and do hereby Quitclaim and convey unto the said **Phillip M. Denning, married,** the Grantees herein in fee simple, their (successors), heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee as follows:

Beginning at an iron rod in the north right of way of Old Charlotte Pike at the south east corner of the Danny R. and Janet K. O'Farrell property as described in Instrument No. 20000315-0026687, Register's Office for Davidson County, Tennessee, and at the south east corner of the property described herein;
Thence, with said right of way, South 62 degrees 34 minutes 47 seconds West, 65.85 feet to an iron rod set.
Thence, with a new line, leaving said right of way, with a curve to the right having a delta angle of 41 degrees 35 minutes 44 seconds, a radius of 125.00 feet, an arc length of 90.75 feet and a chord bearing of North 16 degrees 02 minutes 44 seconds East, 88.77 feet to an iron rod.
Thence, North 36 degrees 50 minutes 36 seconds East, 46.25 feet to an iron rod.
Thence, South 03 degrees 50 minutes 57 seconds East, 92.20 feet to the point of beginning and containing 3997 square feet or 0.092 acres.

Being a portion of the same property conveyed to Danny R. O'Farrell and wife, Janet K. O'Farrell by Quitclaim Deed of record in Document Number 20000315-0026687, Register's Office for Davidson County, Tennessee.

****The said Danny R. O'Farrell is deceased.**

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

Janet K. O'Farrell
Janet K. O'Farrell

STATE OF Tennessee

COUNTY OF Davidson

I, Donna L. Williams, a Notary Public of the County and State first above written, do hereby certify that **Janet K. O'Farrell** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20 day of February, 2007.

Donna L. Williams
Notary Public

My Commission Expires:

(SEAL) My Commission Expires March 22, 2009

DONNA L. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE of Tennessee
County of Davidson

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

Subscribed and sworn to before me, this 20 day of February 2007.

Janet O'Farrell
Affiant

Donna L. Williams
Notary Public

My Commission Expires:

My Commission Expires March 22, 2009

DONNA L. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

New Owner:
Phillip M. Denning
8080 Old Charlotte PK.
Nashville, TN 37209

Send Tax Bills to:
NEW OWNER