Davidson County DEEDQC
Recvd: 03/05/07 12:36 2 pgs
Fees:12.00 Taxes:0.00
20070305-0026801

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **and Rusty Martin** or and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Shirley Martin** his/her right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson** County, Tennessee, described as follows:

Being Unit No. 7 of Lot 20 on the Plan of First Revision Baby Ruth Townhomes, a Horizontal Property Regime (Private Element Plat) Lots 18, 19, & 20 Baby Ruth Lane Estates, Section 2, of record in Instrument Number 20000830-0085634 and revised in Instrument Number 20020425-0051149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Said Unit No. 7 was previously shown as Unit 5 (Parcel 5) of record in Instrument Number 20000830-0085634, Register's Office for said County.

Being the same property conveyed to Shirley M. Thurmond, unmarried, by Deed from York Construction, LLC, dated 09/26/2000 of record in Instrument No. 20001006-0099431, Register's Office for Davidson County, Tennessee. Said Shirley Thurmond now known as Shirley Martin.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Instrument No. 200008300085634 and Revised in Instrument No. 200204250051149, Register's Office for said County.

Subject to Deed conveying the common area to Baby Ruth Townhomes Owners Association, Inc. of record in Instrument No. 20000906-0088102, Register's Office for said County.

Subject to Charter of Baby Ruth Townhomes Owners Association, Inc. of record in Instrument No. 20000821-0082471, and Instrument No. 200009060088100; and Instrument No. 200109210102359, Register's Office for said County.

Subject to Master Deed of record in Instrument No. 200008210082472 and Amended in Instrument No. 200009060088101, Register's Office for said County.

Subject to any easements and/or Restrictions of record in the Register's Office for Davidson County, Tennessee.

Grantee hereby accepts lot and improvements in "as is" condition.

IN TESTIMONY WHEREOF he/she has(ve) hereunto set his/her hand(s) and seal(s) this 23rd **Day** of **February, 2007.**

RUSTY MARTIN

STATE OF TENNESSEE

COUNTY Of Rutherford

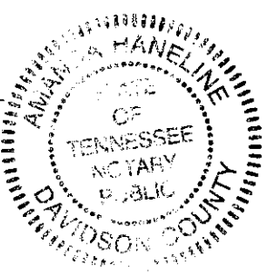
On this 23rd of **February, 2007 before** me appeared

RUSTY MARTIN

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and deed. Witness my hand and official seal.

My Commission Expires 3-20-10

Notary Public



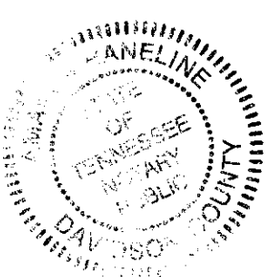
The actual consideration for this transfer is -0-

Affiant

Sworn and subscribed to me this 23rd **day of February, 2007.**

My Commission Expires: 3-20-10

Notary Public



Shirley Martin

Address of New Owner: 3013 Baby Ruth Lane Antioch, TN 37013

Send Tax Bills to: New Owner

Map 163 -12- A, Parcel 7

Prepared by: Service Escrow & Title, Inc. 6001 Jackson Square Blvd. Lavergne, Tn. 37086

Property known as: 3013 Baby Ruth Lane
Antioch, TN 37013