THIS DOCUMENT PREPARED BY (AND
AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14934

Davidson County DEEDQC
Recvd: 03/26/07 10:31 2 pgs
Fees:12.00 Taxes:0.00

20070326-0035859

--Above This Line Reserved For Official Use Only--

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Frank Richard Harrison, Jr., unmarried,** hereinafter referred to as Grantor, does hereby bargain, sell, remise, release, quit claim and convey unto **Terrell Starks** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot 46 on the Plan of Brooklyn Heights as shown in Plat Book 332, page 140, Registers Office for Davidson County, Tennessee, and being more particularly described As follows: Beginning at an iron rod in the north right of way of Edgewood Avenue Approximately 295 feet east of the eastern right of way of Haines Street, the southwest Corner of this property. Thence North 21 degrees 56 minutes 57 seconds West 134.89 Feet to an iron rod. Thence North 65 degrees 50 minutes 29 seconds East 40.00 feet to An iron rod. Thence South 21 degrees 56 minutes 57 seconds East 134.89 feet to an iron Rod in the north right of way of Edgewood Avenue. Thence with said right of way South 65 degrees 50 minutes 29 seconds West 40.00 feet to the point of beginning and containing 5392 square feet or 0.124 acres, according to survey by Delle Land Surveying Co., Inc.

This is improved property known as 1715 Edgewood Avenue, Nashville, TN 37207

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Mary B. Harrison of record in Book 7938, page 869, in the Register's Office for Davidson County, Tennessee

WITNESS Grantor's hand this 12th day of February, 2007.

Frank Richard Harrison, Jr. {Seal}
Frank Richard Harrison, Jr.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2010

State of TENNESSEE
County of DAVIDSON

On this the 12th day of February, 2007, before me, the undersigned officer, personally appeared Frank Richard Harrison, Jr., known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC

Sonya K. Aucoin
Notary Public

My Commission expires: 3/21/09

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Thomas
Affiant

Notary Public

My Commission expires: ~~3-11-09~~ 3/20/10

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name of Owner and Property Address:
Terrell Starks
1715 Edgewood Ave
Nashville TN 37207

Person Or Entity Responsible For Payment Of Taxes:
Terrell Starks
Same

Tax Parcel ID#: Parcel 281, Tax Map 71-05