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Realty Title
Box 48A

FORM No. WD-1

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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 23rd DAY OF April, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/24/2010 (AFFIX SEAL)

7/24/2010

Davidson County DEEDQC
Recvd: 04/30/07 10:54 2 pgs
Fees:12.00 Taxes:0.00
20070430-0051003

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Tax Bills to: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Kopcsak | NEW OWNER | 118-1-200 |
| (NAME) | (NAME) | |
| 2116 8TH AVENUE SOUTH | | |
| (STREET ADDRESS) | (STREET ADDRESS) | |
| NASHVILLE, TN 37204 | | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (P.O. ZIP) | |

## QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Gail Kopcsak, UNMARRIED, by these presents, quitclaims and conveys unto James Kopcsak, all of her right, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Montrose Place, of record in Book 57, Page 93, Register's Office for said County.

Said Lot No. 108 fronts 50 feet on the northerly margin of Montrose Street, formerly Bethel Street, and extends back between parallel lines 160 feet to an alley in the rear.

Being the same property conveyed to Gail Kopcsak, by deed from Marion Watkins, Jr. and wife, Priscilla A. Collins Watkins, of record in Book 7922, Page 853, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 1002 Montrose Avenue, Nashville, TN 37204.

Witness my hand this 23rd day of April, 2007.

Gail Kopcsak
Gail Kopcsak

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, Gail Kopcsak, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 23rd day of April, 2007.

Karen Colbert
Notary Public

My commission expires: 7/24/2010

