THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Avenue South
Nashville, TN 37212

Davidson County DEEDQC
Recvd: 05/11/07 09:52 3 pgs
Fees:17.00 Taxes:0.00
20070511-0056620

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Michael S. Snyder and wife Courtney Snyder **112 South Graycroft Avenue** **Madison, TN 37115**	**Same**	**042-14-0-094.00**

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **MICHAEL S. SNYDER and RICHARD J. SNYDER**, hereinafter referred to as the "GRANTORS" and **MICHAEL S. SNYDER and wife, COURTNEY SNYDER**, as joint tenants with right of survivorship, hereinafter referred to as the "GRANTEES";

WITNESSETH.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GRANTORS has this day quitclaimed unto GRANTEES, their heirs and assigns, as tenants by the entirety, all their right, title, and interest in and to certain real property located in **DAVIDSON** County, Tennessee being more particularly described as follows, to-wit:

See Attached Exhibit "A"

This improved property known as: **112 South Graycroft Avenue, Madison, TN 37115**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set their hands on this 9th day of May, 2007.

MICHAEL S. SNYDER

RICHARD J. SNYDER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL S. SNYDER and RICHARD J. SNYDER,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 9th day of May, 2007.

NOTARY PUBLIC

My Commission Expires: 6-24-09

TIFFANY N. KNIGHT STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

AFFIANT

Subscribed and sworn to before me this 9th day of May, 2007.

NOTARY PUBLIC

My Commission Expires: 6-24-09

TIFFANY N. KNIGHT STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

Exhibit "A"

Being Lot No. 8 on the Plan of Head's Addition, Section 2- not of record, Davidson County, Tennessee, more described as follows:

Beginning at a point in the westerly margin of Graycroft Road, being the southeasterly corner of said lot; thence North 2 degrees 45' East 115 feet to a point; thence North 87 degrees 15' West 371.6 feet to a point; thence South 2 degrees 24' West 115 feet to a point; thence South 87 degrees 15' 371.6 feet to the point of beginning.

Included in the above description, but expressly excluded from:

Beginning at a point on the northeast corner of Parcel 94 of Map 42-14 and lying on the westerly right-of-way line of Graycroft Avenue; thence South 06 degrees 45' 45" West along existing right-of-way for a distance of 115.00 feet to a point; thence North 83 degrees 14' 13" West for a distance of 1.15 feet to a point; thence North 06 degrees 47' 53" East along proposed right of way for a distance of 115.00 feet to a point; thence South 83 degrees 14' 13" East for a distance of 1.08 feet to the point of beginning and containing therein an area of 128.11 square feet, more or less.

Being the same property conveyed to Michael S. Snyder, an unmarried man and Richard J. Snyder, an unmarried man from James E. Kirby and wife, Jewell Marie Kirby by deed dated 11/28/01 of record in Instrument No. 20011212-0137085, said Register's Office.