Davidson County DEEDQC
Recvd: 06/21/07 09:35 2 pgs
Fees:12.00 Taxes:0.00

20070621-0074061

QUITCLAIM DEED

G-SUN-07-1107

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Patty Parsons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/17/11

(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
Michael R. Zeller	Suntrust Mortgage, Inc.	
(NAME) 1107 Douglas Avenue	(NAME) 201 Fourth Ave. N/7th Floor	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37219	72-13-411.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Michael R. Zeller, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Michael R. Zeller,unmarried and Jacob Zeller, as joint tenants with right of survivorship HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TN, BEING THE WESTERLY HALF OF LOT NO. 2, ON THE PLAN OF SHARPE AND HORN'S FOURTH ADDITION OF NASHVILLE, OF RECORD IN BOOK 161, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF. SAID PART OF LOT NO. 2 FRONTS 50.0 FEET ON THE NORTHERLY SIDE OF DOUGLAS AVENUE, FORMERLY HINTON STREET, AND RUNS BACK BETWEEN PARALLEL LINES, 170.0 FEET TO AN ALLEY. INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING PROPERTY: RIGHT-OF-WAY: BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF PARCEL 411 OF MAP 72-13 AND AT APPROXIMATE STATION 85+43 OF PROJECT NO. 86-R-5, DOUGLAS AVENUE; THENCE WITH THE RIGHT-OF-WAY OF DOUGLAS AVENUE N 83 DEGREES 56'29" W 50.00 FEET TO THE WEST PROPERTY LINE; THENCE WITH SAID LINE N 06 DEGREES 13' 22" E 4.06 FEET TO A POINT; THENCE LEAVING SAID LINE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 5 DEGREES 12' 45" AND A RADIUS OF 548.36 FEET, 49.89 FEET ALONG THE CURVE TO THE EAST PROPERTY LINE AND THE RIGHT-OF-WAY OF DOUGLAS AVENUE, SAID POINT BEING THE POINT OF BEGINNING, CONTAINING 83.33 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL R. ZELLER BY WARRANTY DEED FROM NORALDIN ALZOQARI, RECORDED ON THE 8TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061208-0151952, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )

This is improved (X) property, known as 1107 Douglas Avenue, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 8th day of June, 2007.

Michael R. Zeller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael R. Zeller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of June, 2007.

Notary Public

My Commission Expires:

(SEAL)

NOTARY
ADAM LaFEVOR
Comm Exp 11/22/2008
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212