Davidson County DEEDQC
Recvd: 06/25/07 12:43 2 pgs
Fees:12.00 Taxes:0.00
20070625-0075592

This Instrument Prepared by:
ROBERT L. JACKSON
Jackson, Kweller, McKinney,
Warden & Hayes
214 Second Avenue, North, Suite 103
Nashville, Tennessee 37201

The actual consideration or value, whichever is greater for this transfer is zero dollars ($0)

Donald R Ellis
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20 day of June 2007

SUSAN SCHMIDT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Susan Schmidt
NOTARY PUBLIC
My Commission Expires: 8-8-10

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Donald Roy Ellis 603 Keaton Avenue Old Hickory, Tennessee 37138	Same	Map 43-4 Parcel 1.00

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, **Janet Scheuerman Ellis**, by these presents do hereby quitclaim and convey unto **Donald Roy Ellis,** to his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 17 on the plan of Swinging Bridge Heights, of record in Book 2854, Page 114, Register's Office for said County.

BEGINNING at a point in the northeasterly margin of Keaton Avenue at the corner of Lots 16 and 17; thence with the line between said lots northeasterly 150 feet to the line of Lot 33; thence with the line between Lots 17 and 33 southeasterly 95 feet to the northwesterly margin of Miller Drive; thence with the margin of the same, southwesterly 125 feet to the beginning of a curve; thence around said curve westerly 39.27 feet to the margin of Keaton Avenue; thence with the margin of the same, northwesterly 70 feet to the point of beginning.

Being the same property conveyed to Donald R. Ellis and Janet S. Ellis by deed from Dena L. Johnson and spouse, Richard N. Johnson, of record in Instrument Number 20011025-0117125, Register's Office for said County.

This conveyance is subject to the restrictions of record in Book 3104, page 313, Register's Office for Davidson County, Tennessee.

The said Janet S. Ellis and Janet Scheuerman Ellis being one and the same person.

The said Donald R. Ellis and Donald Roy Ellis being one and the same person.

THIS is improved property known as 601 Keaton Avenue, Old Hickory, Davidson County, Tennessee.

WITNESS my hand this 20 day of June, 2007.

Janet Scheuerman Ellis
JANET SCHEUERMAN ELLIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET SCHEUERMAN ELLIS, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 2007.

SARAH SCHMIDT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

Sarah Schmidt
NOTARY PUBLIC
My Commission Expires: 01/26/2010