Davidson County DEEDQC
Recvd: 08/13/07 11:51 3 pgs
Fees:17.00 Taxes:0.00

20070813-0096516

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
10411022800
The actual consideration for this transfer is $0

John C. DEDERT
Affiant

This Instrument Prepared By:
Ann Charvat
2615 Barton Drive
Nashville, TN 37212

Subscribed and sworn to before me, this the 11th day of August, 2007.

Eva Close
Notary Public
My Commission Expires: 9/19/09

EVA CLOSE
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

QUITCLAIM DEED

ADDRESS NEW OWNER:
Ann Charvat
2615 Barton Avenue
Nashville, TN 37212

SEND TAX BILLS TO: SAME

Map: 104-11; Parcel: 228

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, John C. Dedert ("GRANTOR"), does hereby quitclaim and convey unto Ann Charvat (hereinafter, the "GRANTEE"), all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See attached Exhibit A, which is incorporated herein by this reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, which include without limitation: All matters of record.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 11th day of August, 2007.

GRANTOR:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John C. Dedert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at Nashville, Tennessee, this 11th day of August, 2007.

GRANTOR

Eva Close
Notary Public

My Commission Expires: 9/19/09.

EVA CLOSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

EXHIBIT A
Real Property Description

Legal Description:

Land in Davidson County, Tennessee, being Lot #71 and the westerly ten (10) feet of Lot #70, on the Plan of Bransford Realty Company, Subdivision of the Edgar Jones Homeplace, as of record in book 421, page 7.

Said Lot #71 and the westerly portion ten (10) feet of Lot #70, front together seventy (70) feet on the southerly side of Barton Avenue and runs back between parallel lines, two hundred-sixty (260) feet to an alley.

Derivation Clause:

Being the same property conveyed to the Grantors by deed of record, in Instrument # 20050622-0071523.