Davidson County DEEDQC
Recvd: 08/23/07 15:33 3 pgs
Fees:17.00 Taxes:0.00
20070823-0101131

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
C & A Financial, LLC	(NEW OWNER)	Map 117.04-0-
P.O. Box 128406	c/	Parcel 373
Nashville, TN 37212		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135. This instrument was prepared from information furnished by the parties and no title examination was performed by the preparer for this conveyance.

QUITCLAIM DEED

Know all persons by these presents, **William A. Baker, II., Trustee of The H. Landor Land Trust under trust agreement dated October 4th, 2006, with full power to sell, convey, mortgage, or otherwise dispose of real property owned by the Trust as granted in the Trust Agreement,** (hereinafter referred to as the "Grantor"), does hereby bargain, sell, quitclaim and convey unto **C & A Financial, LLC, a Tennessee limited liability company,** (hereinafter referred to as the "Grantee"), all of Grantor's interest in the following described real estate located in **DAVIDSON** County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21, Block B on Plan of Belmont Terrace Annex No. 4, of record in Book 974, page 97, said Register's Office.

SAID Lot No. 21 fronts 95 feet on the southwesterly side of Primrose Avenue and extends back 176.4 feet on the southeasterly line and 194.5 feet on the northwesterly line to a dead line in the rear, measuring 85 feet thereon.

Being the same property conveyed to William A. Baker, II, Trustee of The H. Landor Land Trust under trust agreement dated October 4th, 2006 by quitclaim deed from Harline Landor of record in Instrument No. 20061009-0124916, said Register's Office.

The said Harline Landor joins-in this conveyance, as the sole beneficiary of The H. Landor Land Trust.

This is the same description as used in the last Deed of record.

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

This is improved real property commonly known as 1811 Primrose Avenue, Nashville, TN 37212.

STATE OF TENNESSEE} **COUNTY OF DAVIDSON}**	
The actual consideration or value, whichever is greater for this transfer is $ -0-.	
	Affiant
Subscribed and sworn to before me this 6 day of October, 2006. **My Commission Expires:** My Commission Expires January 23, 2007	**Notary Public**

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 6th day of **October, 2006**.

The H. Landor Land Trust

By: _____
William A. Baker, II Trustee

10-6-06
Harline Landor

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned in and for said county and state, personally appeared **William A. Baker, II**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged Himself to be the Trustee of The H. Landor Land Trust and that HE as such TRUSTEE executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by HIMSELF as TRUSTEE.

WITNESS my hand and official seal at Nashville, Tennessee, this 6, day of October, 2006.

Notary Public

My Commission Expires: My Commission Expires January 23, 2007

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned in and for said county and state, personally appeared **Harline Landor**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that SHE executed the foregoing instrument for the purposes therein..

WITNESS my hand and official seal at Nashville, Tennessee, this 6th, day of October, 2006.

Notary Public

My Commission Expires: My Commission Expires January 23, 2007

JONATHAN D. WILLIAMS NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.