This Instrument Prepared by :

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street
Nashville, TN 37208

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
	Same	
Jeffrey Boone		Map 81-8
1719 Fifth Avenue North		Parcel 461
Nashville, TN 37208		

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, **ERMA THOMAS** (Grantor), have this day bargained and sold and by these presents do hereby quit claim and convey unto **JEFFREY BOONE** (Grantee) herein, his successors and assigns, all of my interest in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 180 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's office for said County.

Said Lot No. 1980 fronts 50 feet on the westerly side of 5th Avenue North and runs back between lines, 190.2 feet on the north line and 189.8 feet on the southline, to an alley in the rear on which it measures 50 feet, more or less.

Being a part of the same properties conveyed to J.L. Brown by deed from Lisa R. Brooks, a single person, or record in Book 8102, page 936, Register's Office for Davidson County, Tennessee.

Being a part of the same properties conveyed to Erma Thomas by quit claim deed from J.L. Brown as of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

This is improved property known as 1719 fifth Avenue, North, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 2nd day of March, 2007.

Davidson County DEEDOC
Recvd: 10/15/07 14:44 2 pgs
Fees:12.00 Taxes:0.00
20071015-0122108

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 6th day of March, 2007, before me personally appeared **Erma Thomas**, Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

NOTARY PUBLIC
My Commission Expires: 5/23/2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is ONE DOLLAR ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Erma Thomas
AFFIANT

Sworn to and subscribed before me this
6th day of March, 2007.

NOTARY PUBLIC
My Commission Expires: 5/23/2009