THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
392 Harding Place, Suite 215, Nashville, TN. 37211
(615) 834-4300

QUITCLAIM DEED

New Owner:	**Send Tax Bills:**	**Map & Parcel Nos.**
Margaret L. Martin 1809 Martin Street Nashville, TN. 37203	Columbia National, Inc. P.O. Box 905 Columbia, MD 21044-0905	MAP 105-11 PARCEL 100 6DA31365

For and in Consideration of $1.00 cash in hand, the receipt of which is hereby acknowledged, Marcus D. Martin, by these presents do hereby quitclaim and convey unto, Margaret L. Martin, and all her successors and assigns, all of his undivided interest in the hereinafter described real property, said parcel and tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot NO. 1 on the Plan of Hamilton's Property, as of record in Book 974, page 91, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the westerly side of Martin Street and runs back between parallel lines, 156 feet to a dead line.

Being the same property conveyed to Charles Richard Martin, Sr. (now deceased) and wife, Margaret L. Martin and Marcus D. Martin by deed from Mary Jane McCormac of record in Book 9406, page 954, Register's Office for Davidson County, Tennessee.

Charles Richard Martin, Sr. died on April 1, 2006.

Subject to restrictions of record in Book 1117, page 355, said Register's Office.

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

This conveyance is made subject to the existing indebtedness on the property.

This is improved property known as: 1809 Martin Street, Nashville, TN. 37203.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this this transfer is -0-.

Marcus D. Martin
Affiant

Subscribed and sworn to before me this the 2nd of October, 2007.

Notary Public

My Commission Expires:
9-25-10

Davidson County DEEDQC
Recvd: 10/17/07 09:15 2 pgs
Fees:12.00 Taxes:0.00
20071017-0122889

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

Witness my hand this the 2 day of Oct, 2007.

Marcus D. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Marcus D. Martin, the within name bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of October, 2007.

My Commission Expires:

9-25-10

Notary Public

quitc2
ibmpts