THIS INSTRUMENT PREPARED BY:
Bluegrass Title & Escrow, Inc.
625 East Main Street, Ste 3
Hendersonville, TN 37075

Davidson County DEEDQC
Recvd: 12/31/07 08:03 2 pgs
Fees:12.00 Taxes:0.00
20071231-0148616

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Larry L. Talley, Sr. 2425 Gardner Lane Nashville, TN 37207	same	070-04-0021.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Lynn P. Talley**, unmarried, hereinafter referred to as the "GRANTOR" and **Larry L. Talley, Sr.**, unmarried, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GRANTORS has this day quitclaimed unto GRANTEE, her heirs and assigns, all her right, title, and interest in and to certain real property located in Davidson County, Tennessee being more particularly described as follows, to wit:

BEING Lot No. 39 on the Plan of Haynes Heights, Section II of record in Plat Book 2331, page 58 and 59, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

BEGINNING at a point of the southeasterly side of Francis Street at the corner of Lots 38 & 39, thence with the margin of said Street Southwesterly 115.2 feet to the beginning of a curve; thence around said curve in a southeasterly direction 40.3 feet to a point in the north margin of Gardner Lane; thence with the margin of said Loan easterly 113.4 feet to the common corner of Lots 39 and 40; thence with the line between said lots northeasterly 115 feet to a point; thence northeasterly 119.1 feet to the beginning.

Being the same property conveyed to Lynn P. Talley, unmarried, by Warranty Deed from Neuree C. Love, Tabitha C. Williams and Mayche Wray Grigsby of record in Instrument No. 20020424-0050336 Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 2331, page 58 and 59, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 2445, page 301, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 2425 Gardner Lane Nashville, TN 37207

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

In Witness Whereof, the undersigned has hereunto set their hands on this the 26th day of December, 2007

LYNN P. TALLEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LYNN P. TALLEY** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 26th day of December, 2007.

My commission expires: 02/10/10

NOTARY PUBLIC

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 26th day of December, 2007.

My commission expires: 02/10/10

NOTARY PUBLIC

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY