Davidson County DEEDQC
Recvd: 01/31/08 10:04 2 pgs
Fees:12.00 Taxes:0.00
20080131-0009917

THIS INSTRUMENT PREPARED BY:
Infinity Title, LLC
402 BNA Dr Ste 401
Nashville, TN 37217

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The prepared assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

Deborah Bridgeforth
740 22nd Avenue North
Address New Owner:
740 22nd Ave North
NASHVILLE, TN 37208

QUITCLAIM DEED
Deborah Bridgeforth
Send Tax Bills To:
740 22nd Ave North
NASHVILLE, TN 37208

Map and Parcel:
09207023800

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Otis H. Burns, hereinafter referred to as the "GRANTOR" and Otis H. Burns and Deborah Bridgeforth joint tenants with rights of survivorship, 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 acknowledge, and other good and valuable consideration, Otis H. Burns, has this day quitclaimed unto Otis H. Burns and Deborah Bridgeforth joint tenants with rights of survivorship , any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A "LEGAL DESCRIPTION"

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 31 day of ~~November, 2006~~. December 2007

Otis H. Burns

Otis H. Burns

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Otis H. Burns, 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.

Witness my hand and official seal at Nashville, Tennessee this 31st day of December, 2007.

Notary Public

Commission Expiration 5/24/08

JUNE N. TULL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Deborah Bridgeforth
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 31ST DAY OF Jan 2008
Cathy Johnson
Deputy Register

County of _____

The Actual Consideration of this transfer is $ 0

_____
Affiant

Subscribed and sworn before me this _____day of _____, 2006.

My commission expires:

_____
Notary public

EXHIBIT A "LEGAL DESCRIPTION"

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of T. J. Harding's Subdivision of Lot No. 6 of the Elizabeth Harding Lytle Tract, as of record in Book 161, Page 11, Register's Office for said County, and a strip of land immediately south of said lot described according to a survey made by S. R. Sanford, Jr., Surveyor, September 7, 1946, as follows:

Beginning on the easterly margin of 22nd Avenue North, formerly St. Charles Street, at the corner of Lots Nos. 17 and 18; thence with the line between said two lots, eastwardly 125 feet to the westerly margin of an alley; thence with said alley, southwardly 62.5 feet; thence with a fence line; westwardly 125 feet 7 inches; thence northwardly 28 feet to the easterly margin of 22nd Avenue North; thence with said Avenue, northwardly 22 feet to the beginning.

Being the same property conveyed to Robert Burns and wife, Jennie Burns, by deed from R. O. Mallernee and wife, Julia L. Mallernee, of record in Book 1509, Page 61, said Register's Office. Robert Burns and Jennie Burns now both being deceased leaving the only heir at law Otis H. Burns.