Davidson County DEEDQC
Recvd: 02/13/08 10:45 2 pgs
Fees:12.00 Taxes:0.00
20080213-0014473

This Instrument Prepared By:
Mark A. Ellmore, Attorney
1909 Lebanon Pike
Nashville, TN 37210

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Mark A. Ellmore and wife, Sue Ellmore**, by these presents do hereby quitclaim and convey to **The Ellmore Living Trust**, all of our right, title, life estate and interest in and to the following described tract of land to wit:

LAND in the 3rd , formerly the 15th Civil District of Davidson County, Tennessee, being the northerly part of that tract marked "White" on the Gayland Subdivision, as of record in Book 2083, Page 68, Register's Office for said County, described partly according to said plan, as follows:

BEGINNING on the Westerly margin of Gayland Court at the northeast corner of the property conveyed to Fred Klausmeier of record in Book 2303, Page 521, Register's Office for said County; thence with the Westerly margin of said Court North 30° 59' West 250 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a northwesterly direction 30.2 feet to the southerly margin of Lebanon Road; thence with said Road, westwardly 112.6 feet to the northeast corner of property conveyed to Maxine Beckworth by deed from Balle P. Waggoner and wife, of record in Book 2017, Page 483, said Register's Office; thence with said line South 23° 01' East 272.6 feet, more or less, to the northwest corner of Fred Klausmeier's lot; thence with his north line, eastwardly 147 feet more or less, to the westerly margin of Gayland Court, the point of beginning.

BEING the same property conveyed to Mark A. Ellmore and wife, Sue Ellmore, by Warranty Deed from Robert W. Ingram and wife, Sherri Ingram d/b/a Ingram Properties, recorded in Instrument No. 20061130-0148042, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, easements, and building setback lines of record.

This is improved property is known as 1909 Lebanon Pike, Nashville, TN 37210.

WITNESS our hands and seal on this 12th day of February, 2008.

Mark A. Ellmore

Sue Ellmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mark A. Ellmore and wife, Sue Ellmore, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of February, 2008

ELIZABETH G. CHRISTMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:

Notary Public

My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 12th day of February, 2008.

My commission expires:

Notary Public

My Commission Expires SEPT. 19, 2009

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**Map/Parcel:**
The Ellmore Living Trust	SAME	95-9-30
c/o Sue Ellmore, Trust		
105 Glen Echo Drive		
Smyrna, TN 37167		