Davidson County DEEDQC
Recvd: 02/25/08 09:41 2 pgs
Fees:12.00 Taxes:0.00
20080225-0017868

QUITCLAIM DEED

20B

ADDRESS OF NEW OWNER(S):

MICHAEL LARUE
125 Caldwell Drive
Hendersonville, TN
37075

SEND TAX BILLS TO:

SAME AS NEW OWNER

MAP-PARCEL NUMBERS

Map: 60-16
Parcel: 140

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
AMTITLE & ESCROW
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Prepared from Information furnished by The Grantees/Grantors herein, NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY HAS BEEN MADE TO DETERMINE THE STATUS OF OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

----THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

Mary Burkes
AFFIANT

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22ND** DAY OF **FEBRUARY, 2008**.

Doris Coley
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-09

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged I, **JOYCE ANN LARUE**, by these presents do hereby quitclaim their interest unto **MICHAEL LARUE,** his successors and assigns, all her right, title and interest in and to the following described tract of land:

BEING PARTS OF LOTS NOS. 90 AND 91, CAPITOL VIEW SUBDIVISION, OF RECORD IN BOOK 974, PAGES 52 AND 53, REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF CAPITOL VIEW AVENUE, 2 FEET WEST OF THE COMMON CORNERS OF LOTS NOS. 91 AND 92 IN SAID PLAN (WALDEN'S NORTHWEST CORNER); THENCE IN A SOUTHERLY DIRECTION IN A STRAIGHT LINE PARALLEL WITH THE DIVIDING LINE BETWEEN LOTS 91 AND 92, 334 FEET MORE OR LESS, TO A POINT IN THE REAR BOUNDARY LINE OF LOT 91, 93 FEET TO A POINT AT AN IRON PIN, A COMMON CORNER OF LOTS NOS. 90 AND 91; CONTINUING THENCE IN A WESTERLY DIRECTION ALONG THE REAR BOUNDARY LINE OF SAID LOT 90, 2 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION IN A LINE PARALLEL WITH A DIVIDING LINE BETWEEN SAID CAPITOL VIEW AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY MARGIN OF CAPITOL VIEW AVENUE, 100 FEET TO THE BEGINNING.

Being part of the same property conveyed to Joyce Ann Larue by Special Warranty Deed from Charles Larue of record in Book 11404, Page 913, Register's Office for Davidson County, Tennessee

This is improved property known as: 220 Capitol View Avenue, Nashville, TN 37207

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

Witness my hand this the **22nd** day of **February, 2008.**

JOYCE ANN LARUE

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 JOYCE ANN LARUE, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Goodlettsville, Tennessee, this the 29th **day of** February**, 2008.**

Notary Public

My Commission Expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011