Davidson County DEEDQC
Recvd: 03/13/08 15:04 1 pgs
Fees:12.00 Taxes:0.00
20080313-0025541

Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd., Suite 100
Brentwood, TN 37027

This instrument was prepared using information provided by the parties. Preparer of this instrument makes no representations with regard to the title of the subject property, the accuracy of the information received or the validity of any plat or survey referenced.

15-0803-151379

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0

Bettye R. Duncan
Affiant

Subscribed and sworn to before me, this 10th day of March, 2008.

Jennifer L. Wise
Notary Public
My commission expires: 05/03/2010

JENNIFER L WISE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Julie M. Hanes	Julie M. Hanes	MAP 75-7
4432 Baton Rouge Drive	4432 Baton Rouge Drive	PARCEL 80
Hermitage, TN 37076	Hermitage, TN 37076	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Bettye R. Duncan, unmarried, by these presents, quitclaims and conveys unto Julie M. Hanes, unmarried, all of her right, title and interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Tulip Grove, Section 4, as of Record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 1820 fronts 81.00 feet on the westerly side of Baton Rouge Drive and extends back between parallel lines 151.30 feet to a line on which it measures 81.00 feet.

Being the same property conveyed to Bettye R. Duncan by Deed from Sarah H. Edwards, dated July 15, 1998, recorded July 17, 1998, of record in Book 11024, Page 432, Register's Office for Davidson County, Tennessee.

This property is improved property known as 4432 Baton Rouge Drive, Hermitage, TN 37076.

WITNESS my hand this 10th day of March, 2008.

Bettye R. Duncan
Bettye R. Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bettye R. Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 10th day of March, 2008.

Jennifer L Wise
Notary Public

JENNIFER L WISE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission expires: 05/03/2010