This instrument prepared by and return to: Rudy Title and Escrow
2012 21st Ave. South
Nashville, TN 37212

Map & Parcel:117-04-0-251.00

# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/26/08 12:15 2 pgs
Fees:12.00 Taxes:0.00
20080326-0030351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, have this day bargained and sold, **Melanie Francis**, the Grantor, do hereby Quitclaim and convey unto the said **Talbott Ottinger,** the Grantees, herein in fee simple, their (successors), heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lots 106 and 107 and the northerly one half of lot 105 on the map of Belmont Terrace as of record in book 421, page 101, Registers Office for said County, described as follows:

Beginning on the westerly margin of Oakland Avenue, at a point 25 feet north of the corner Lots 104 and hence 105 hence with the westerly margin of said avenue, northwardly 114.7 feet to the beginning of a curve; thence around said curve. Northwardly 15.9 feet to the southerly Margin of Wildwood Avenue; hence with said Avenue, westwardly 151.3 feet more or less to the easterly margin of an alley; hence with said alley southwardly 125 feet to a point 25 feet north of the corner of Lots 104 and 105; thence eastwardly 161.5 feet more or less to the beginning.

Included but excluded therefrom is that portion of the property described in the Warranty Deed of record as instrument No. 20070724—0087519, said Registers Office.

Being the same property conveyed to Talbott Ottinger and Melanie Francis, both unmarried, by deed of record in Instrument No. 20070904-0106004, Registers Office for Davidson County, Tennessee

***This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument***

This is improved property, known as 2801 Oakland Avenue..Nashville, TN 37212.

M Francis
Melanie Francis

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Catherine Hendricks, a Notary Public in and for said County and State, Melanie Francis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2008.

Catherine Hendricks
Notary Public

My Commission Expires:_____

My Commission Expires May, 22 2010

Catherine Hendricks State of Tennessee Notary Public Davidson County

STATE of
County of

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

Talbott Ottinger

Subscribed and sworn to before me, this 12th day of March 2008.

Catherine Hendricks
Notary Public

My Commission Expires:

My Commission Expires May, 22 2010

Catherine Hendricks State of Tennessee Notary Public Davidson County

**New Owner**: Talbott Ottinger
2801 Oakland Avenue
Nashville, TN 37212

**Send Tax Bills To**:
Same