This Instrument Prepared By:
Ray Akers #023471
Attorney at Law
1161 Murfreesboro Rd
Suite 200
Nashville, TN. 37217

Davidson County DEEDQC
Recvd: 05/22/08 16:18 2 pg
Fees:12.00 Taxes:0.00
20080522-0052768

Address New Owner:	Send Tax Bills To:	Map & Parcel:
Anne J. Kuhbander	Taylor Bean & Whitaker	Plat 57
1621 Eastside Ave.	315 NE 14th Street	~~Page~~ 130
Nashville, TN. 37206	Ocala FL 34470	

Map: 094-02-0
Parcel: 023.00
AJK

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Jeffrey M. Menne, for and in consideration of the Quit Claim Deed between the Parties, does hereby bargain, sell, release, remise, quit claim, and convey unto Anne. J. Kuhbander all his right, title and interest in and to the following real estate, located in Davidson County, Tennessee, to wit:

Being all of Lot Number 265 on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne J. Kuhbander by deed from Anne J. Kubander and husband Jeffrey M. Menne dated 4-10-2008, and filed of Instrument No. 200804180039845 in said Register's Office.

Being the same property conveyed to Anne J. Kuhbander and Husband, Jeffery M. Menne by deed from Jerry N. Vanatta and wife, Belinda C. Vanatta, dated 8-29-03 and filed of record in Instrument No. 200309110133249 in said Register's Office.

This is improved property known as 1621 Eastside Ave. Nashville Tennessee 37206 Davidson County Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Taxes which have prorated and assumed by Grantee; 2) All Restrictions of Record; 3) All Easements of Record; 4) All Visible Easements; 5) All Matters appearing on the Plan of Record; 6)All applicable Governmental and Zoning Regulations.

TO HAVE AND TO HOLD the said premises to Anne. J. Kubander, and those claiming under her, forever.

IN TESTIMONY WHEREOF I have set my hand and seal this 30th day of APRIL, 2008.

Jeffrey M. Menne

STATE OF TN)
COUNTY OF Davidson)

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Jeffrey M. Menne, with whom I am personally acquainted, and who, upon oath, acknowledged to be the person within named and that she executed the foregoing instrument for the purpose therein contained.

RAY AKERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 30 day of April, 2008.

Notary Public

My Commission Expires: 9/25/2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I swear or affirm that the consideration for this transfer is Divorce and other good and valuable consideration.

Anne. J. Kuhbander

RAY AKERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and Subscribed before me this 1 day of May, 2008.

Notary Public

My Commission Expires: 9/25/2010