**This instrument prepared by:**
Marjorie Kaup Haines, Esq., BPR #026345
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville, TN 37201

**THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.**

# QUITCLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>Ralph Hoke Anzengruber | (NAME)<br>Same as new owner | Map & Parcel<br>08415010000 |
| (STREET ADDRESS)<br>114 Blue Hills Court | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP)<br>Nashville Tennessee | (CITY) (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledge **SUNTRUST BANK, a Georgia corporation, as Successor Trustee under the Ralph Anzengruber Revocable Trust,** Grantor, does hereby quitclaim and convey unto **RALPH HOKE ANZENGRUBER,** the Grantee herein, his successors, heirs and assigns, all of its right, title and interest, in and to that certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 56 on the Plan of Section I, Castlewood Estates, of record in Book 2331, page 72, Register's Office, Davidson County, Tennessee. Said Lot 56 fronts 150 feet on the west side of Blue Hills Court and runs back between lines, 205 feet on the north line and 145 feet on the south line to a deadline in the rear in which it measures 134.1 feet.

Being the same property conveyed to SunTrust Bank, a Georgia corporation, as Successor Trustee under the Ralph Anzengruber Revocable Trust, by quitclaim deed from AmSouth Bank, Trustee, under the Ralph Anzengruber Revocable Trust, of record in Instrument #20010130-0008938, Register's Office, Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

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

Subscribed and sworn to before me this 28th day of May, 2008.

Affiant

My commission expires: (Affix Seal)

Notary Public

SHIRLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property known as 114 Blue Hills Court, Nashville Tennessee.

Witness my hand this 28th day of May, 2008.

Davidson County DEEDQC
Recvd: 05/29/08 08:41 1 pg
Fees:12.00 Taxes:0.00
20080529-0054466

**SUNTRUST BANK, a Georgia corporation,**
**as Successor Trustee under the Ralph Anzengruber Revocable Trust,**

By: Nancy Carr
Its: Vice President

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, a Notary Public, in and for said County and State, Nancy Carr, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice President of the makers or constituents of the makers and is authorized by the makers or by their constituents, the constituents being authorized by the makers, to execute this instrument on behalf of the makers.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of May, 2008.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009

My commission expires:

SHIRLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**ENCUMBRANCES:**

1. 2008 real property taxes are a lien, now due and payable, but not yet delinquent.
2. Subject to matters shown on the plat of record in Book 2331, page 72, said Register's Office.
3. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4901, page 296, Register's Office, Davidson County, Tennessee.