Davidson County DEEDQC
Recvd: 06/20/08 14:48 1 pgs
Fees:12.00 Taxes:0.00
20080620-0063832

THIS INSTRUMENT PREPARED BY:
PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

New Owner:	Send Tax Bills To:	Map and Parcel #
Gregory D. Duvall **2222 12th Ave., South, Ste 300** **Nashville, TN 37204**	**NEW OWNER**	**117-01-034.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged John Hays, a married man, by these presents does hereby quitclaim and convey unto Gregory D. Duvall, a married man, with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinders of any beneficiary their heirs and assigns, all their right, title and interest in and to the following described tract of land:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 6 on the Plan of Clark and Dunlaps property of Woodland Drive, not of record, described according to a survey made by J.R. Sanford, Surveyor, dated April 4, 1949, as follows:

Beginning in the northerly margin of Woodlawn Drive at the southeast corner of the property conveyed to William A. Beasley, Jr. by deed from Mollie Clemon, et al, of record in Book 1394, Page 187, Register's Office for Davidson County, Tennessee; thence with Beasley's east line, northwardly 350.80 feet to a point; thence eastwardly 15.20 feet to a point said point being the corner of Lot Nos. 5 & 6; thence with the line between said lots, southwardly 350.40 feet to the northerly margin of Woodlawn Drive; thence with the northerly margin of said Drive, westwardly 111.50 feet to the point of beginning.

Being the same property conveyed to Gregory D. Duvall, a married man and John Hays, a married man, by Quitclaim Deed from The Westchester Company, LLC, of record in Instrument No. 20030617-0083477, Register's Office for Davidson County, Tennessee.

This is improved property known as: ***3110 Woodlawn Drive, Nashville, TN 37215.***

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

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

Witness my hand this 13th day June, 2008.

John Hays

STATE OF TENNESSEE ***COUNTY OF WILLIAMSON***

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Hays, married with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 13th day of June, 2008.

NOTARY PUBLIC

My commission expires: 2/26/2011

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE ***COUNTY OF WILLIAMSON***

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 13th day of June, 2008.

My commission expires: 2/26/2011

NOTARY PUBLIC

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY