Davidson County DEEDQC
Recvd: 08/13/08 09:35 2 pg:
Fees:12.00 Taxes:0.00
20080813-0083205

This instrument prepared by:
Prestige Title, LLC
1600 Westgate Circle, Suite 200
Brentwood, TN 37027

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
Praxis Property Investments, LLC and Elaine G. Allen, Individually 1414 Chester Avenue Nashville, TN 37206	NEW OWNER	072-14-0-327.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **CW-340 Trust** have this day bargained and sold, and do hereby transfer and convey unto the said **Praxis Property Investments, LLC and Elaine G. Allen, Individually,** the Grantees herein, their (successors), heirs and assigns, all their right title and interest, in certain real estate in **Davidson County, Tennessee** as follows:

Land in Davidson County, Tennessee, being Lot Nos. 11, 12 and the north 30 feet of Lot Nos. 7 and 8 of Block "B" on the Map of Belle Forest No. 2, as of record in Book 843, Page 94, Register's Office for said County, described as follows:

Beginning on the southerly margin of Chesterfield Avenue at the common corner of Lot Nos. 12 and 13, thence with the line between said two lots, southwardly 150 feet to the notherly line of said Lot No. 9, thence with the northerly line of said Lot No. 9, eastwardly 10 feet more or less to the common corner of Lots nos. 8 and 9; thence with the line between said two Lots, southwardly 30 feet; thence eastwardly 90 feet to the west line of Lot No. 4; thence with the easterly line of Lot Nos. 1, 2, 3 and 4, northwardly 180 feet to the southerly margin of Chesterfield Avenue; thence with the southerly margin of said Avenue westwardly 100 feet to the point of beginning.

Being the same property conveyed to CW-340 Trust by Warranty Deed from US Bank, N.A., of record in Instrument Number 20070927-0115285, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 1414 Chester Avenue, Nashville, TN 37206 (House Number) (Street) (P.O. Address) (City or Town)

JW, as Trustee

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.

Witness my hand this 4th day of August 2008.

CW-340 Trust

Dr. Jaci Ward, Agent / Trustee
Jaci Ward, Agent/ Trustee

STATE OF Tennessee

COUNTY OF At Large

Before me, a Notary Public, of the state and county aforesaid, personally appeared Jaci Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the agent/ trustee of CW-340 Trust, the within named bargainor, a Trust, and that she as such agent/ trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as agent/ trustee.

WITNESS my hand, at office, this 4th day of August 2008.

CAROL T. BAKER
NOTARY PUBLIC
(SEAL)
NOTARY PUBLIC AT LARGE
7/15/09
CHEATHAM COUNTY, TENN.

State of Tennessee
County of Williamson

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

Ashley Neese
(Affiant)

Notary

Commission Expires: 5/18/2012

(SEAL)

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN