Davidson County DEEDQC
Recvd: 09/29/08 10:36 2 pgs
Fees:12.00 Taxes:0.00
20080929-0098467

QUITCLAIM DEED

THIS INSTRUMENT PREPARED WITHOUT SEARCH BY:	L. G. Burnett, Jr.., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Richard Travis Nelson	Leader Federal Bank for Savings	Map 141-12
7156 Bay Cove Trail	One Burton Hills Blvd. Suite 180	Parcel 103
Nashville, TN 37221	Nashville, TN 37215	

FOR AND CONSIDERATION of One Dollar ($1.00) and in compliance with a decree of absolute divorce filed in the Fourth Circuit Court for Davidson County, Tennessee, Rule No. 08D-1913, granted on September 10, 2008, RICHARD TRAVIS NELSON VS. JULIANA HAMILTON CHASE, and for the express purpose of making a reconveyance to create fee simple title to Richard Travis Nelson, I, Juliana Hamilton Chase, hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey my interest unto Richard Travis Nelson, hereinafter referred to as Grantee, his successors and assigns, all my right, title and interest in and to the following described tracts of land in Davidson County, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 81, Block D, on the Plan Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof., of record in Book 1130, Page 100, said Register's Office to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard Travis Nelson and wife, Juliana Hamilton Chase, by Warranty Deed from Debra Marie Toms of record in Book 8920, page 778, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 7140, page 345, Register's Office for Davidson County, Tennessee.

Plan of record in Book 6900, page 217, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

This is improved property known as **7156 Bay Cove Trail, Nashville, TN 37221**

The above description is the same as in the previous deed of record.

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

Witness my hand this 29 day of September 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Juliana Hamilton Chase

JULIANA HAMILTON CHASE - Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Juliana Hamilton Chase**, the bargainor, 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 and official seal at Nashville, Tennessee, this 29th day of September 2008.

Tracy J. Hill
NOTARY PUBLIC

My commission expires: 11/15/09

TRACY J. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ **NONE.**

Subscribed and sworn before me,
this the 29th day of September 2008.

Richard Travis Chase
Affiant

Tracy J. Hill
NOTARY PUBLIC

My commission expires: 11/15/09

TRACY J. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY