Davidson County DEEDQC
Recvd: 12/31/08 08:28 2 pgs
Fees:12.00 Taxes:0.00

20081231-0123745

Box 10 A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed before me this 30 day of December, 2008.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

This Instrument Prepared By:
J. Greg Hardeman
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Ronald A. Swang and Susan Swang 4206 Belmont Boulevard Nashville, TN 37215-3602	Same	Map 146-1 Parcel 1

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, Axel W. Swang ("Grantor"), does this day transfer, quitclaim and convey unto Ronald A. Swang and Susan Swang, husband and wife, ("Grantees") an undivided five percent (5%) interest in the property described herein below, being land in Davidson County, Tennessee described as follows:

Land in the Seventh, formerly the Eleventh Civil District of Davidson County, Tennessee being Lot No. 1 on the plan of Bridle Path Estates, Second Edition, as of record in Book 2133, page 35, Register's Office for said county, described as follows:

Beginning at the northeast corner of Tyne Boulevard and Lealand Lane; Thence with the easterly line of Lealand Lane, northwardly 536.2 feet to the point of Gateway Acres, Section Addition; Thence with the south line of said property, eastwardly 425.4 feet to the westerly line of Lot No. 2; Thence with the westerly line of said lot, southwardly 390.5 feet to the northerly line of Tyne Boulevard; thence with the northerly line of said boulevard; westwardly 406.82 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, northwesterly 28.76 feet to the point of the beginning, containing 5.59 acres more or less.

Being the same property conveyed to Axel W. Swang and Doris Cluck Swang as tenants in common (each with a 50% undivided interest) pursuant to that certain quitclaim deed of record in Book 10007, Page 853, Register's Office for Davidson County, Tennessee. Doris Cluck Swang has died, leaving Axel W. Swang as surviving spouse. Axel W. Swang has since married Dorothy H. Swang. Dorothy H. Swang joins in conveying any marital rights and interest she has in the property.

Axel W. Swang conveyed an undivided 5% interest in the property to Ronald A. Swang and Susan Swang by quitclaim deed of record in Instrument No. 20061229-0161128, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded from this conveyance is the property conveyed to Mark Ezell and Martha M. Ezell by Warranty Deed from Axel W. Swang, and Ronald Swang, Trustee under the Will of Doris Cluck Swang, by deed of record in Instrument No. 20030718-0101450, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 956 Tyne Boulevard, Nashville, Tennessee 37220.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of December, 2008.

Axel W. Swang

Axel W. Swang

Dorothy H. Swang

Dorothy H. Swang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Hardeman a Notary Public in and for said County and State, the within named, Axel W. Swang, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of December, 2008.

J. Gregory Hardeman

Notary Public

My Commission Expires: _____

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENN. DAVIDSON CO. TENN. Exp. 3-2-2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Hardeman, a Notary Public in and for said County and State, the within named, Dorothy H. Swang, 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 30 day of December, 2008.

J. Gregory Hardeman

Notary Public

My Commission Expires: _____

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENN. DAVIDSON CO. TENN. Exp. 3-2-2009