BILL GARRETT, Davidson County
Trans:T20090027159 DEEDQC
Recvd: 04/24/09 14:09 2 pgs
Fees:12.00 Taxes:0.00
20090424-0037331

THIS INSTRUMENT IS PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 Madison Street
Madison, Tn 37115

Name and Address of New Owner:
Tony R. Clouse
c/o W. C. Company
1511 Dickerson Road
Nashville, TN 37207

Map and Parcel Nos.:
071 07 0 047.01

Send Tax Bills to:
Same as New Owner

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **FREDDY RICARDO ABRIL** does hereby quitclaim and convey unto **TONY R. CLOUSE**, his successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 86, J. B. Haynes (Haynies) Oriental Subdivision as of record in Book 161, Pages 26 and 27 in the Register's Office for Davidson County, Tennessee.

Said easterly half of Lot No. 86 fronts 50 feet on the northerly side of Duke Street and extends back between parallel lines 140 feet to a dead line in the rear and measures 50 feet thereon.

Being the same property conveyed to Freddy Ricardo Abril by Warranty Deed from Tony R. Clouse and Suzanne D. Wheeler dated July 15, 2008 recorded as Instrument No. 20080722-0075133, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 223 Duke Street, Nashville, TN 37207

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

IN WITNESS WHEREOF, the undersigned has hereunto set its hand on this the **6th** day of April, 2009.

Freddy Ricardo Abril

(see next page for notary acknowledgement)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public of the State and County aforesaid, the within named **Freddy Ricardo Abril**, with whom I am personally acquainted or (who has proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of April, 2009.

Commission expires:

MY COMMISSION EXPIRES November 14, 2009

Syble A. Case
Notary Public

SYBLE A. CASE 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 $ 0.00.

Suzanne Wheeler
AFFIANT

Subscribed and sworn to before me,
this the 6th day of April, 2009.

Syble A. Case
Notary Public

My Commission expires: MY COMMISSION EXPIRES November 14, 2009

SYBLE A. CASE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY