QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/17/09 13:29 3 pgs
Fees:17.00 Taxes:0.00
20090717-0067259

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 1314 6th Ave. North, Nashville, TN 37208

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Karan A. Howard 5320 Cherry Blossom Trail Nashville, Tennessee 37215	Karan A. Howard 5320 Cherry Blossom Trail Nashville, Tennessee 37215	145-14-0-066.00

THIS INDENTURE, Made the 9th day of July 2009, between **Samuel H. Howard** as party or parties of the first part, hereinafter called Grantor, and **Karan A. Howard, a married woman** hereinafter called Grantees (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of her right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

LAND in Davidson County, Tennessee, being Lots Nos. 9 and 10 on the Final Plat of Tyne Valley Estates, Section XV, as of record at Register's Office for Davidson County, Tennessee, Book 5200, page 338, as amended by the Agreement between Thomas V. White, Trustee and the City of Forest Hill Planning Commission, of record at Register's Office for Davidson County, Tennessee, Book 5780, page 73.

SAID Lot No. 9 fronts 17.00 feet on the northerly side of Cherry Blossom Trail and extends back 275.00 feet on the westerly line and 291.29 feet on the easterly line to a broken line in the rear measuring a total of 214.19 fee thereon.

SAID Lot No. 10 fronts 78.54 feet on the northeasterly terminus of Cherry Blossom Trail and extends back 291.29 feet on the westerly line, 190.08 feet on the northerly line; 303.12 feet on the easterly line and 162.00 feet on the southerly line.

Being the same property conveyed to Karan A. Howard and Samuel H. Howard by deed from Karan A. Howard, married dated 3/20/09 and recorded in Instrument Number 20090326-0027328, Register's Office for Davidson County, Tennessee.

This property is commonly known **5320 Cherry Blossom Trail, Nashville, Tennessee 37215.**

With, all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Samuel H. Howard

STATE OF Tennessee)
COUNTY OF Davidson)

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

AFFIANT

Notary Public

My Commission Expires:

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF Tennessee)
COUNTY OF Davidson)

On this 9th day of July 2009, before me, personally appeared **Samuel H. Howard**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

My Commission expires:

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Notary Public

Prepared by:
Bicentennial Title & Escrow Inc.
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Donald Taylor

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:_____

TIFFANY R. ADDISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013