BILL GARRETT, Davidson County
Trans: T20090050078 DEEDQC
Recvd: 07/24/09 10:14 2 pgs
Fees: 12.00 Taxes: 0.00
20090724-0069578

**This Instrument Prepared By and Returned To:**
**Robert L. Scruggs, Attorney**
**2525 21st Avenue South, 2nd Floor**
**Nashville, TN 37212**

| Address New Owners: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| **Timothy L. Wilson**<br>**2727 Old Matthew Road**<br>**Nashville, TN 37207** | **Same** | **Map 93-16**<br>**Parcel 15.00** |

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **R. SPENCER CONSTRUCTION, INC, a Tennessee corporation,** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **TIMOTHY L. WILSON** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 83 of Maury and Claiborne's Addition to South Nashville, a plan of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee; and being further described as follows:**

**SAID Lot No. 83 fronts 35 feet on the West side of Claiborne Street, and runs back between parallel lines, 165 feet to an Alley.**

**Being the same property conveyed to R. Spencer Construction, Inc. by Final Decree Confirming Sale, of record as Instrument No. 20080310-0023820, Register's Office for Davidson County, Tennessee.**

**This is improved property known as: 118 Claiborne Street, Nashville, TN 37210.**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22 **day of July, 2009.**

**R Spencer Construction, Inc.**

**By:** _____
**Roland Spencer, Jr., President**

**By:** _____
**Rose Spencer, Secretary**

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**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Roland Spencer, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President of R Spencer Construction, Inc.** (the "Company") the within named bargainor, a Tennessee corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as President.

Witness my hand and official seal this the 22 **day of July, 2009.**

My Commission Expires: 3/04/2013

_____
NOTARY PUBLIC

RACHEL M. TRAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Rose Spencer.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Secretary of R Spencer Construction, Inc.** (the "Company") the within named bargainor, a Tennessee corporation, and that as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by herself as Secretary.

Witness my hand and official seal this the 22 **day of July, 2009.**

My Commission Expires: 03/04/2013

NOTARY PUBLIC

RACHEL M. TRAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

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

**(Affiant)**

**Subscribed and sworn to before me, this** 22 **day of July, 2009.**

**My Commission Expires:** 03/04/2013

**NOTARY PUBLIC**

RACHEL M. TRAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

**THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE CLIENTS, NO EXAMINATION OF TITLE HAS BEEN MADE.**