QUITCLAIM DEED

FROM: **KARL GEBHARDT AND RAMONIA GEBHARDT**

TO: **JAMES MICHAEL GEBHARDT, LARRY EUGENE GEBHARDT, and LINDA DIANE GEBHARDT STEWART**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
James M. Gebhardt, Larry E. Gebhardt, and Linda D. Gebhardt Stewart **2408 Melbourne Drive** **Nashville, TN 37214**	**James M. Gebhardt** **2408 Melbourne Drive** **Nashville, TN 37214**	**073 07 0 108.00**

THIS INSTRUMENT WAS PREPARED BY	**STATE OF TENNESSEE)** **)** **COUNTY OF DAVIDSON)**
RONALD K. NEVIN, ATTORNEY 404 James Robertson Parkway 1850 Parkway Towers Nashville, Tennessee 37219 (615) 244-7708	THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00. **AFFIANT** SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11TH DAY OF SEPTEMBER, 2009. **NOTARY PUBLIC** My Commission Expires: July 5, 2011

JESSICA McDUFFIE-MASSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a conveyance to create a fee simple absolute we, KARL GEBHARDT AND RAMONIA GEBHARDT, by these presents do hereby quitclaim and convey all our interests unto JAMES MICHAEL GEBHARDT, LARRY EUGENE GEBHARDT, and LINDA DIANE GEBHARDT STEWART, equally, their successors and assigns, all right, title and interest in and to the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being Lot No. 294 on the Plan of Sunset View, Section IV, as of record in Book 2854, page 63, Register's Office for said County.
>
> Said Lot No. 294 fronts 105 feet on the northerly side of Melbourne Drive and extends back between lines measuring 224.1 feet on the easterly line, and 248 feet on the westerly line to a line in the rear measuring 130.4 feet.
>
> Being the same property conveyed to Karl Gebhardt and wife, Ramonia Gebhardt, from Herman McCallum, by Warranty Deed, on September 17, 1959, as of record in Book 2991, page 445, Register's Office of Davidson County.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property is known as 2408 Melbourne Drive, Nashville, Tennessee, 37214.

BILL GARRETT, Davidson County
Trans:T20090062483 DEEDQC
Recvd: 09/11/09 14:05 2 pgs
Fees:12.00 Taxes:0.00
20090911-0085277

And now, we, KARL GEBHARDT AND RAMONIA GEBHARDT, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto JAMES MICHAEL GEBHARDT, LARRY EUGENE GEBHARDT, and LINDA DIANE GEBHARDT STEWART, equally, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth. This transfer is by Quitclaim and we make no warranties as to the title.

IN WITNESS WHEREOF I have hereunto set my hand on this the 11th day of September, 2009.

Karl Gebhardt
KARL GEBHARDT

Ramonia Gebhardt
RAMONIA GEBHARDT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, KARL GEBHARDT, the grantor, 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 11th day of September, 2009.

Notary Public

JESSICA McDUFFIE-MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

My commission expires: July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, RAMONIA GEBHARDT, the grantor, 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 11th day of September, 2009.

Notary Public

My commission expires: July 5, 2011

JESSICA McDUFFIE-MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011