BILL GARRETT, Davidson County
Trans:T20090069518 DEEDQC
Recvd: 10/12/09 13:44 2 pgs
Fees:12.00 Taxes:0.00
20091012-0094708

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this the 5th day of October, 2009.

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9/3/12

NEW OWNER:

R. Carlton Stewart IV
842 Clayton Ave
Nashville, TN 37204

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

118-5-173

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Lutitia Moss Stewart, married, formerly known as Lutitia Moss, unmarried (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to R. Carlton Stewart IV and Lutitia Moss Stewart, husband and wife (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot Number 6 on the Map of C. B. Kelley's Subdivision of the south part of Lot Numbers 29, 30 and 31, Battlefield Estates, Section Number 1, not of record, and being more particularly described according to a survey by Z. J. Wilkinson, Surveyor, dated August 4, 1941, as follows:

Beginning at a point in the northerly margin of Clayton Avenue, the common corner of Lot Numbers 6 and 7, which point is 375 feet east of the easterly margin of Craig Avenue; thence with the line between said Lots, northerly 175 feet to a point; thence easterly 75 feet to a point, the common corner of Lot Numbers 5 and 6; thence with the line between said Lots, southerly 175 feet to the northerly margin of Clayton Avenue; thence with the margin of the same, westerly 75 feet to the point of beginning.

Being the same property conveyed to Lutitia Moss by deed dated July 30, 2004 from Christine Stenson, of record as Instrument No. 20040803-0093109, Register's Office for Davidson County, Tennessee. The said Lutitia Moss is now known as Lutitia Moss Stewart.

***R. Carlton Stewart IV, spouse of Lutitia Moss Stewart, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.*

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 5th day of October, 2009, 200___.

GRANTOR:

Lutitia Moss Stewart

**R. Carlton Stewart IV

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY, AND NO LEGAL ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lutitia Moss Stewart and R. Carlton Stewart IV with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 5th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 9/3/12

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

20091684M