PICK-UP

BILL GARRETT, Davidson County
Trans:T20090078329 DEEDQC
Recvd: 11/17/09 15:20 2 pgs
Fees:12.00 Taxes:0.00
20091117-0106003

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, is executed this 29th day of October, 2007 by Will R. Robinson, hereinafter referred to as "First Party", whose address is 370 Hillcrest Rd., #407, Mobile, AL 36608, to John R. Robinson, hereinafter referred to as "Second Party", whose address is 2110 Cliff DR., NASHVILLE, TN 37218;
Send Tax Bills to Address Above

WITNESSETH, that the First Party, for and in consideration of the sum of $1.00 in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Second Party, all right, title, interest, and claim which the First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of DAVIDSON, State of Tennessee, to wit:

MAP 70-13; PARCEL 109
2118 CLIFF DR.
NASHVILLE, TN 37218

Source of Title:
Book 11749 Page 397

J.R.R.

TO HAVE AND HOLD the same, together with all and singular the appurtenances thereunto, of all interest, equity and claim whatsoever the First Party may have, either in law or equity, for the proper use, benefit and behalf of the Second Party forever.

IN WITNESS WHEREOF, the First Party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Name: Will R. Robinson

Witness Name:

State of Alabama)
) ss.
County of At Large)

The foregoing instrument was acknowledged by me this 29 day of Oct, 2007 by: Will R. Robinson who is/are personally known by me or who has/have produced: Drivers License as identification and who did not take an oath.

Michael J. E. Madison (SEAL)
Notary Public
State of

My Commission Expires: 1-9-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1.00
John R. Robinson
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF November 20 09
Deputy Register

Prepared By: Will Robinson

5D5

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF November 99

Notary Public

MY COMMISSION EXPIRES: 4-4-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

BOOK 11749 PAGE 397

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Will Robinson (NAME)	OWNR (NAME)	MAP 70-13
P. O. Box 280683 (ADDRESS)	(ADDRESS)	PARCEL 109
Nashville, Tennessee 37228 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	3150 11/19 0101 03CHECK 55.40

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Countrywide Home Loans, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Will Robinson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described according to a survey of John Kohl dated March 28, 1969, as follows;
Said parcel beginning at a point on the easterly margin of Cliff Drive at a point 950 feet north of the center line of Hudes Ferry Pike; thence along the easterly margin of Cliff Drive North 32 degrees east 100 feet; thence south 58-1/2 degrees east 275 feet, more or less, to low water mark of Cumberland River; thence southwesterly along low water mark of said River 100 feet; thence north 58 dgress west 275 feet, more or less, to the point of beginning.

Being the same property conveyed to Countrywide Home Loans, Inc. by Substitute Trustee's Deed of record in book 11749 page 391 recorded simultaneously herewith.

This conveyance is is made expressly subject to (but not limited to) the following matters:

* A perpetual easement of record in Book 2149, page 343, said Register's Office, allowing for the operation of the Cheatham Lock and Dam and the right to flood pursuant to the operations of said Dam, as set out in such instrument.
* A letter of record in Book 11287, page 551, said Register's Office, advising that the property is conmemned.
* A letter of record in Book 11287, page 516, said Register's Office, requiring demolition of the property.

This conveyance is made of, by and through the Grantor; warranties, if any, run from and after the time Grantor took title to the described property and not further or otherwise.

unimproved ( )
This is improved (X) property, known as 2118 Cliff Drive, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of November 19 99

Countrywide Home Loans, Inc.
By:
Marc Parfet, ITS: Vice President
CHL#8351041