THIS INSTRUMENT WAS PREPARED BY:

Brad H. Frakes
Attorney at Law
144 2nd Avenue North, Suite 100
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20090083462 DEEDQC
Recvd: 12/10/09 12:37 3 pgs
Fees:17.00 Taxes:0.00
20091210-0112970

QUITCLAIM DEED

FROM: **Tawni Blair Anderson**

Map and Parcel No. **072 030 306 00**

TO: **Thaddeus Brooks Anderson**

Address New Owner as follows:
Thaddeus Brooks Anderson
2645 Solon Drive
Nashville, TN 37206

Send Tax Bills To:
Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, **Thaddeus Brooks Anderson**, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Anderson v. Anderson, Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Thaddeus Brooks Anderson

Thaddeus Brooks Anderson

Sworn to and subscribed before me, this 5th day of August, 2009.

B.H. Frakes

NOTARY PUBLIC

My Commission Expires: _____

B.H. FRAKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, **Tawni Blair Anderson**, does transfer, quitclaim and convey unto the said **Thaddeus Brooks Anderson**, his heirs, successors, and assigns, all of her rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING the same property conveyed to Thaddeus B. Anderson and Tawni Anderson by Quitclaim Deed from Timothy M. Anderson and Wife, Cynthia R. Anderson and Thaddeus B. Anderson and Tawni Anderson, his wife of record in Instrument 200704050041043 on 03/23/2007 and filed for record on 04/05/2007, Register's Office for said County.
>
> Being the same property conveyed to Timothy M. Anderson and wife, Cynthia R. Anderson and Thaddeus B. Anderson by Warranty Deed from Nellie R. Walker by and through her Attorney in Fact, Thomas Newman Walker dated 11-01-2005.
>
> Being the same property conveyed by Deed executed by Nellie R. Walker, by and through her attorney in fact, Thomas Newman Walker, on 11-1-2005, as recorded on 11-3-2005 at Book/Liber, Page/Folio, Instrument No. 20051103-0133246 in the land records of Davidson County.
>
> Being Lot No. 105 on the plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee. Said Lot 105 fronts 100.00 feet on the southerly margin of Greenfield Avenue, and runs back between parallel lines measuring 189.75 feet on each line to a dead line in the rear measuring 100.0 feet thereon.

This is improved property known as 1224 Greenfield Avenue, Nashville, Davidson County, TN.

Witness my hand this 5th day of August 2009.

Tawni Blair Anderson

Tawni Blair Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Tawni Blair Anderson**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 2009.

B. H.

NOTARY PUBLIC

B. H. FRAKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

My Commission Expires:_____