BILL GARRETT, Davidson County
Trans:T20090086654 DEEDQC
Recvd: 12/28/09 11:27 2 pgs
Fees:12.00 Taxes:0.00
20091228-0117205

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:
Roland Spencer, Jr. **2521 Oak Forest Drive** **Antioch, TN 37013**	**Same**	**Map 93-16** **Parcel 388.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **R. Spencer Construction, Inc.,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **ROLAND SPENCER AND TIMOTHY L. WILSON** his 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 the Northerly Thirty-five (35) feet of Lot Seven (7), block "G" of the Hermitage Add., of record in Plat Book 57, pages 42 and 43 Register's Office for Davidson County, Tennessee; and being further described as follows:

SAID Northerly 35 feet of Lot 7 lies on the East side of Decatur Street, and extends back Easterly between parallel lines and along the Southerly margin of an alley 150 feet to an alley in the rear.

Being part of the same property conveyed to R. Spencer Construction, Inc. by deed from Metropolitan Development and Housing Agency, of record in Instrument No. 20060817-0101666, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 15 Decatur 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.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19 day of **December, 2009.**

R. Spencer Constructions, Inc.

By: _____
Roland Spencer, Jr., President

By: _____
Rose Spencer, Secretary

ACKNOWLEDGEMENT

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 "Corporation") 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 19 **day of December, 2009.**

My Commission Expires: 11/4/2013 NOTARY PUBLIC

CHRIS HULSHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 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 "Corporation") 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 19 **day of December, 2009.**

My Commission Expires: 11/4/2013 NOTARY PUBLIC

CHRIS HULSHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 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 19 day of December, 2009.

My Commission Expires: 11/04/2013 **NOTARY PUBLIC**

CHRIS HULSHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013