Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant _____

Subscribed and sworn to before me this 13th day of January, 2010.

_____
Notary Public

My Commission Expires: 5/6/13

BILL GARRETT, Davidson County
Trans:T20100002428 DEEDQC
Recvd: 01/13/10 11:00 1 pgs
Fees:12.00 Taxes:0.00
20100113-0003150

QUITCLAIM DEED

Address New Owner:
Daniel Oakley
707 42th Avenue North
Nashville, TN 37209

Send Tax Bills To:
SAME

Map-Parcel Numbers:
91-12-112

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Curtis M. Groves and Daniel Oakley, as joint tenants with right of survivorship**, by these presents does hereby transfer and quitclaim and convey unto **Daniel Oakley,** his successors and assigns, all of his rights, title, and interest in and to the following described tract of land:

Being Lot Nos. 306, 308 and 310 of Block 39, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 & 75, Register's Office for said County, (said Lots being shown on said plan as Nos. 307, 309 and 310 of Block 39)

Said Lots adjoin and front together 75 feet on the southerly side of Georgia Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Curtis M. Groves and Daniel Oakley, as joint tenants with right of survivorship by deed from Jimmie Byford and Jenette Byford, husband and wife of record in Instrument No. 20050110-0003805, Register's Office for Davidson County, Tennessee.

This is improved property, **4403 Georgia Avenue, Nashville, TN 37209**

WITNESS my hand this 13th day of January, **2010.**

_____
Curtis M. Groves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of January, 2010, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Curtis M. Groves** the bargainor 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.

_____
Notary Public

My Commission Expires: 5/6/13