BILL GARRETT, Davidson County
Trans:T20100002820 DEEDQC
Recvd: 01/14/10 13:51 3 pgs
Fees:17.00 Taxes:0.00
20100114-0003601

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this 11th day of Jan. 2010.

Notary Public
My Commission Expires 1/3/2011

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JAN. 3, 2011

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
James A. Epstein & Sherry L. Baird 1304 Villa Place Nashville, TN 37212	SAME	105-5-9.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JAMES EPSTEIN and wife SHERRY LYNN BAIRD** ("Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **JAMES A. EPSTEIN and wife, SHERRY L. BAIRD as TENANTS IN COMMON,** all right, title and interest of the Grantors in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

SEE ATTACHED EXHIBIT A

This is improved property known as **1304 Villa Place, Nashville, TN 37212**

392272.1/2003807

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 11 day of January, 2010.

James Epstein

Sherry Lynn Baird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES EPSTEIN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, TN this 11th day of Jan, 2010.

SULLIVAN F. MARSDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 3, 2011

Notary Public
My Commission Expires: 1/3/2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHERRY LYNN BAIRD**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, TN this 11th day of Jan, 2010.

SULLIVAN F. MARSDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 3, 2011

Notary Public
My Commission Expires: 1/3/2011

392272.1/2003807

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF THE SUBDIVISION OF LOTS NOS. 37 AND 52 O.B. HAYES ROKEBY ADDITION, BEING PART OF LOT NO. 37, AS OF RECORD IN BOOK 547, PAGE 2, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS: SAID LOT NO. 5 FRONTS 59 FEET ON THE EASTERLY SIDE OF VILLA STREET AND RUNS BACK 152 FEET 10 INCHES ON THE SOUTH LINE OF AN ALLEY, AND SHOWS 60 FEET 7 INCHES ON SAID ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES EPSTEIN AND WIFE, SHERRY LYNN BAIRD, BY WARRANTY DEED FROM SCOTT MITCHELL HODGE AND WIFE, KRISTINIA GREENE HODGE, RECORDED JULY 9, 2008 IN INSTRUMENT NO. 20080709-0070629, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.