THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20100003794 DEEDQC
Recvd: 01/20/10 13:42 3 pgs
Fees:17.00 Taxes:0.00
20100120-0004918

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Linda M Hensley
Affiant

Subscribed and sworn to before me this 19th day of January, 2010.

Notary Public

My Commission Expires:

8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Linda M. Hensley 1703 Russell Street Nashville, Tennessee 37206	Linda M. Hensley 1703 Russell Street Nashville, Tennessee 37206	Part of MAP 083-14-0 PARCEL 062.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, Keith Dowd, married, and Cleland Ratcliffe, married, hereby quitclaim and convey to Linda M. Hensley, married (fka Linda Marie Gerace), her successors and assigns, all right, title and interest that we may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

BEING located in the northeast quadrant of South 17th Street and Russell Street and being more particularly described as follows:

BEGINNING at an existing iron pin at the southeast corner of the Keith Dowd and Cleland Ratcliffe property (Instrument No. 20051230-0156797 in the Register's Office for Davidson County, TN), said pin being on the northerly right-of-way line of Russell Street; thence with the northerly right-of-way line of Russell Street, N 83°35'10" W, a distance of 5.13 feet to a set iron pin and cap stamped DSDI, RLS1936; thence leaving said northerly right-of-way line of Russell Street with a severance line through said Keith Dowd and Cleland Ratcliffe property, N 07°01'06" E, a distance 161.25 feet to a set iron pin and cap stamped DSDI, RLS 1936 on the northerly line of said Keith Dowd and Cleland Ratcliffe property; thence with the northerly line of said Keith Dowd and Cleland Ratcliffe property, S 83°35'12" E, a distance of 5.14 feet to an existing iron pin at the northwesterly corner of Linda Marie Gerace (nka Linda M. Hensley) as of record in Book 9397, page 321, in the Register's Office for Davidson County, Tennessee; thence with the westerly line of said Linda Marie Gerace (nka Linda M. Hensley), S 07°01'19" W, a distance of 161.25 feet

to the point of beginning and having an area of 828 square feet or 0.02 of an acre, more or less, and as shown on attached Exhibit "A".

BEING part of the same property conveyed to Keith Dowd and Cleland Ratcliffe by Warranty Deed dated December 30, 2005, from Ted Anthony Puckett of record as Instrument No. 20051230-0156797 in the Register's Office for Davidson County, Tennessee.

This property is not now nor has it ever been the marital residence of the Grantors or their spouses.

This is a part of the unimproved property known as 1701 Russell Street, Nashville, Tennessee 37206.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF we have hereunto set our hands this 12th day of January, 2010.

Keith Dowd

Cleland Ratcliffe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

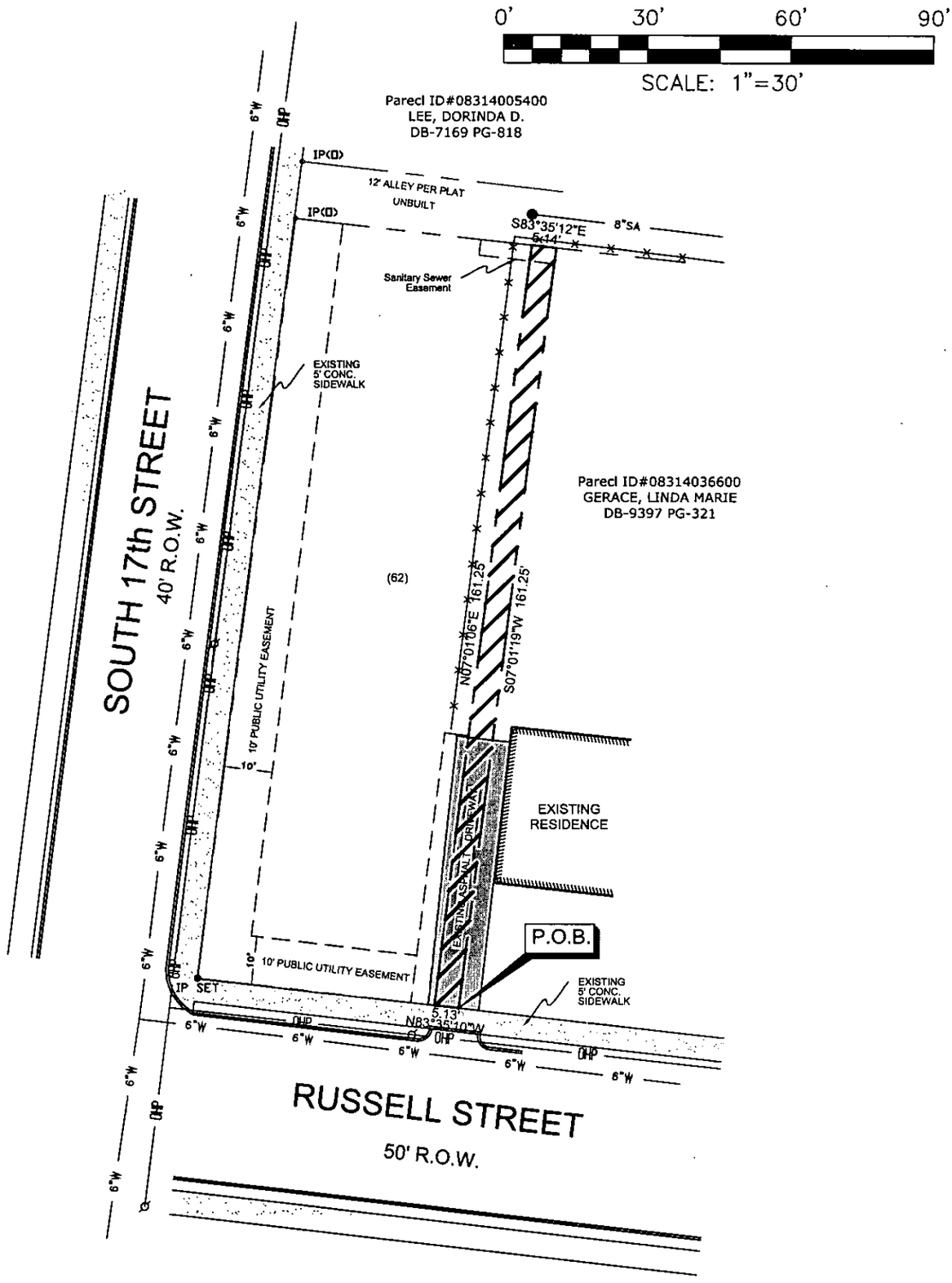
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Dowd and Cleland Ratcliffe, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of January, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY



PROPERTY LINE EXHIBIT

"A"

DRAWN KSD	DATE 12/23/09	1701 Russell St. 6th Councilmanic Dst.
APPROVED KSD	DATE 12/23/09	Davidson County Nashville, Tennessee
SCALE 1" = 30'	SHEET 1 OF 1	PROJECT NO. 6009

Duclos Survey & Design, Inc.
P.O. Box 241
Nolensville, TN 37135
Ph. 615-776-4232
Fax. 615-776-4231