Prepared by:
Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee
Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9315

BILL GARRETT, Davidson County
Trans:T20100004893 DEEDQC
Recvd: 01/25/10 15:25 3 pgs
Fees:17.00 Taxes:0.00
20100125-0006404

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
John B. Breinig 102 Blackburn Avenue Nashville, TN 37205	John B. Breinig 102 Blackburn Avenue Nashville, TN 37205	Map-130-06 Page-1.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, MARY L. M. BREINIG (hereinafter "Grantor"), by these presents does hereby quitclaim and convey in fee simple unto her husband, JOHN B. BREINIG (hereinafter "Grantee"), in fee simple, his successors and assigns, all right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Being Lots Nos. 73 and 74 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's office for said County.

Said Lot No. 73 fronts 60 feet on the southerly side of Blackburn Avenue and runs back 190 feet on the westerly line and 190.8 feet on the easterly line to the northerly line of Lot No. 11.

Said Lot No. 74 fronts 62.2 feet on the southerly side of Blackburn Avenue and runs back 190.8 feet on the westerly line and 203.8 feet on the easterly line to the northerly line of Lot No. 10, measuring 60 feet thereon, and is bound on the east by Lot No. 75, which is marked on said plan as a private park for exclusive use of owners of Lots No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 74, 76 and 101.

Being the same property conveyed to Mary L. M. Breinig in fee simple by Quitclaim Deed dated August 3, 2006, from John B. Breinig of record as Instrument Number 20060807-0096665 in the Register's Office for Davidson County, Tennessee.

#493690

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property and to the lien of taxes for the year 2009.

This is improved property known as 102 Blackburn Avenue, Nashville, Davidson County, Tennessee 37205.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to Grantor in fee simple. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 5th day of January, 2010.

Mary L. M. Breinig
MARY L. M. BREINIG, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tommy C. Estes, a Notary Public of this County, MARY L. M. BREINIG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 5th day of January, 20__.

Tommy C. Estes
Notary Public
My Commission Expires: 06-05-12

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 5, 2012

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

John B Breinig

John B. Breinig, Grantee

Sworn and subscribed to before me this 5th **day of** JAN **, 20** 10**.**

My Commission Expires: 06-05-12

Tommy C. Estes

Notary Public

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 5, 2012