THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Janice Shook
Landsel Title Agency, Inc.
961 N. Hamilton Road, Ste. 100
Gahanna OH 43230
Tax ID # 311348118
Telephone: 614-337-1928 Fax: 614-337-9206
File No. GH-10762

BILL GARRETT, Davidson County
Trans:T20100007386 DEEDQC
Recvd: 02/05/10 10:50 3 pgs
Fees:17.00 Taxes:0.00
20100205-0009315

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ANDRE LYNCH**, unmarried, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **RUBY DODSON**,*hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit: *1802 HILLSIDE AVE. NASHVILLE TN 37203

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Davidson, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 2 ON THE REVISED PLAN OF EDGEHILL ESTATES, SECTION 96, AS OF RECORD IN PLAT BOOK 4715, PAGE 186, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PALN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID: 105 09 0 461.00

Commonly known as 1802 Hill Side Avenue, Nashville, TN 37203

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a deed from Ruby Dodson, recorded June 26, 2003, in the Register of Deeds for the County of Davidson, as Document No. 200306260087944. BEING THE SAME PREMISES CONVEYED TO GRANTOR BY VIRTUE OF A DEED FROM ANDRE LYNCH, RECORDED _____ IN THE REGISTER OF DEEDS OF THE COUNTY OF DAVIDSON, AS DOCUMENT # _____.

WITNESS Grantor's hand this 8th day of January, 2010.

Witness

Andre Lynch {SEAL}
ANDRE LYNCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8th day of January, 2010, before me, the undersigned officer duly commissioned and qualified, personally appeared ANDRÉ LYNCH, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission expires: July 24 2010

MARGARET A. DONOVAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ — 0 — which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Ruby Dodson

Subscribed and sworn to before me this 8th day of January, 2010.

Margaret A. Donovan
Notary Public
My Commission expires: July 24 2010

MARGARET A. DONOVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

Person or Agency responsible for taxes:
RUBY DODSON
1802 Hillside Avenue
Nashville, TN 37203