BILL GARRETT, Davidson County
Trans:T20100009418 DEEDQC
Recvd: 02/17/10 10:13 3 pgs
Fees:17.00 Taxes:0.00
20100217-0012033

This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
49 Music Square West, Suite 600
Nashville, Tennessee 37203

QUITCLAIM DEED

ADDRESS OF NEW OWNERS	SEND TAX BILLS TO	MAP / PARCEL NO.
Sterling Ambrose and Beth E. Ambrose 601 Lynnwood Boulevard Nashville, Tennessee 37205	Same	Map 130-3 Parcel 41

For love and affection and no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, **Sterling Ambrose** and wife, **Beth E. Ambrose** (collectively, the "Grantors"), for the purpose of destroying the tenancy by the entirety that now exists between the Grantors, by these presents do quitclaim and convey a fifty percent (50%) undivided interest unto each of **Sterling Ambrose** and **Beth E. Ambrose,** (collectively, the "Grantees"), their respective heirs and assigns, each to hold such undivided interest as his or her sole and individual property as a tenant in common with the other Grantee herein, in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lots Nos. 9, 10 and 11 of Block 10 on the Plan of John Calhoun's Re-Subdivision of a part of Royal Oaks Subdivision, of record in Plat Book 547, page 167, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Sterling Ambrose and wife, Beth E. Ambrose from John L. Ambrose, Trustee by Warranty Deed of record at Instrument Number 20080724-0076035, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and restrictions of record.

The legal description contained herein is the same as that contained in the previous deed of record.

unimproved ( )
This is improved(X) property, known as 601 (House Number) Lynnwood Blvd, (Street) (P.O. Address) Nashville, TN (City or Town) 37205 (Postal Zip)

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors this the 8 day of February, 2010.

Sterling Ambrose

Beth E. Ambrose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Sterling Ambrose,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 8th day of February, 2010.

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Beth E. Ambrose,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 8th day of February, 2010.

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Affiant

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

Notary Public

My Commission Expires:

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

NOTE TO REGISTER'S OFFICE: This conveyance destroying a tenancy by the entirety is exempt from the payment of the privilege tax under T.C.A. § 67-4-409 (A)(3)(A).