This instrument prepared by:
Rudy Title & Escrow LLC
2012 21st Avenue South
Nashville, TN 37212

Map & Parcel: P/O 072-07-0-321.00

RETURN TO
Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

QUITCLAIM DEED

BILL CARRETT, Davidson County
Trans:T20100039114 DEEDQC
Recvd: 06/28/10 11:06 2 pgs
Fees:12.00 Taxes:0.00
20100628-0050191

STATE OF Tennessee
COUNTY OF Davidson

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantors, the receipt and sufficiency of which is hereby acknowledged, have this day bargained and sold, **Michael Franklin Tune**, the Grantors, do hereby Quitclaim and convey unto the said **Berrylin R. Martin, unmarried,** the Grantee herein in fee simple, her, heirs and assigns, all of their right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee as follows:

A tract of land in Nashville, Davidson County, Tennessee, being located in the Southwestern Quadrant of the intersection of Riverside Drive (80') and Kirkland Avenue (50') and being more particularly described as follows:

Beginning at a point in the Westerly margin of Riverside Drive and the Southerly margin of Kirkland Avenue and being the Northeasterly corner of Lot 4 of the L.A. Warren's Re subdivision of Block "C" R. M. Dudley's Subdivision as evidenced in Book 843, Page 102, Register's Office for Davidson County, Tennessee. Thence with the Southerly margin of Kirkland Avenue in the Westerly direction a distance of 488.5 ft to an iron pin being the most Northeasterly corner of Michael F. Tune, Ex Ux property as evidenced in book 7085, Page 291, Register's Office for Davidson County, Tennessee. Thence in a Southerly direction S 11 deg. 18 min. 08 sec. E a distance of 188.2 ft to an iron pin in the Northerly line of said tract and the Michael F. Tune, Et Ux property to the true point of beginning thence;
1) Severing the lands of Patrick S. Long, Et Ux as evidenced in Book 5545, Page 37, Register's Office for Davidson County, Tennessee S 11 deg. 18 min. 08 sec. E a distance of 27.30' to an iron pin thence; 2) S 80 deg. 29 min. 26 sec. W a distance of 50.02' to an iron pin thence; 3) N 11 deg. 18 min. 08 sec. W a distance of 41.50' to an iron pin in the southerly line of said Tune tract thence; 4) with said Southerly line, S 83 deg. 48 min. 08 sec. E a distance of 52.43' to the point of beginning and containing 1,719.99 square fee or 0.0395 acres.

Being a portion of the same property conveyed to Michael Franklin Tune by Quitclaim Deed from Wanda Sue Tune dated December 20, 1989 of record in Book 8012, Page 977, Register's Office for Davidson County, Tennessee and being the same property conveyed to Michael F. Tune and wife, Wanda Sue Tune by Quitclaim Deed from Patrick S. Long and wife, Patti Jo Long of record in Book 7454, Page 316, Register's Office for Davidson County, Tennessee.

Edna I. Tune, spouse of Michael Franklin Tune joins in this conveyance to convey any and all marital interest she may have to said tract of land.

This is unimproved property, known as 0.0395 acres Kirkland Avenue Nashville, TN 37216

Michael Franklin Tune

Michael Franklin Tune

Edna I. Tune

Edna I. Tune

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Michael Franklin Tune and Edna I. Tune 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, at office, this 8th day of June, 2010.

Notary Public

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/7/2013

STATE of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

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

Berrylin R. Martin
Affiant

Jenny Averhoff
Notary Public

My Commission Expires: 11-21-10

New Owner -
Send Tax Bills to:
Berrylin R. Martin
1411 Kirkland Avenue
Nashville, TN 37216

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY