BILL GARRETT, Davidson County
Trans:T20100040066 DEEDQC
Recvd: 06/30/10 15:52 2 pgs
Fees:12.00 Taxes:0.00
20100630-0051310

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map andParcel No.
Kerri L. Cavanaugh	Same	Map 130.02
4419 Iroquois Avenue		Parcel 165.00
Nashville, TN 37205		

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Michael J. Schlosser and spouse, Kerri L. Cavanaugh**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Kerri L. Cavanaugh** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being the easterly 13.16 feet of Lot No. 3 and the westerly part of Lot No. 4 on the Plan of the Subdivision of Lot Nos. 11 and 46 and parts of Lots Nos. 10, 44-Bm 45 and 47 in Belle Meade Plan No. 2 as of record in Book 421, Page 55, Register's Office for said County, and also part of Lot No. 47 on the Plan of Belle Meade Subdivision Nos. 2, as of record in Book 421, page 51, Register's Office for said County, described according to a survey made by S.R. Sanford, Jr., Surveyor, November 22, 1947, as follows:

Beginning on the southerly margin of Iroquois Place (now known as Iroquois Avenue at a point 13.16 feet west of the corner of Lots Nos. 3 and 4, being 500 feet east of the easterly margin of Belle Meade Boulevard; thence southwardly and parallel with the line between lots Nos. 3 and 4, 217 feet to an old iron pin; thence eastwardly 112.32 feet to a post; thence northwardly 181.4 feet to the intersection of the westerly line of the property conveyed to Donald M. Street and wife by deed from New York Life Insurance Company of record in Book 881, page 210, said Register's Office, being 36.07 feet south of the northwest corner of said Street's property; thence leaving said line and continuing northwardly 36 feet, in all 217.4 feet to a bolt on the southerly margin of Iroquois Place (now known as Iroquois Avenue), being 2 feet 4 inches west of said Street's northwest corner; thence with said margin, westwardly 122.82 feet to the beginning.

Being the same property conveyed to **Michael J. Schlosser and spouse, Kerri L. Cavanaugh**, by Warranty Deed from **Edwin B. Peel, Jr. and Hilton B. Forcrum, Co-Trustees of the Amy Williams Trust**, dated May 1, 2006, of record in Instrument No. 20060503-0051319, Register's Office for Davidson County, Tennessee.

(Description from prior deed of record).

This conveyance is subject to Easement for sanitary sewer to the City of Belle Meade by instrument of record in Book 5787, page 257, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4419 Iroquois Avenue, Nashville, Tennessee, 37205.**

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 11 day of June, 2010.

Michael J. Schlosser

Kerri L. Cavanaugh

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 **Michael J. Schlosser and spouse, Kerri L. Cavanaugh**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of June, 2010.

SANDRA D. SPILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:
July 3, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 11 day of June, 2010.

SANDRA D. SPILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY,

Notary Public

My Commission Expires:
July 3, 2012