BILL GARRETT, Davidson County
Trans:T20100043442 DEEDQC
Recvd: 07/15/10 13:27 2 pgs
Fees:12.00 Taxes:0.00
20100715-0055591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF July, 2010

Notary Public

MY COMMISSION EXPIRES: July 29, 2010

(AFFIX SEAL)

ROBERT B. YOUNG NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
**ROBERT B. YOUNG, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **IVAN R. FOSTER, ET AL** | **SAME** | **091-07-268.00** |
| (NAME) **4808 MICHIGAN AVENUE** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37209** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *QUITCLAIM DEED*

**FOR AND IN CONSIDERATION** OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, INIS S. FOSTER, SURVIVING TENANT BY THE ENTIRETY, UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY **IN FEE SIMPLE** UNTO **MY SONS, IVAN R. FOSTER AND WENDELL G. FOSTER, AS TENANTS IN COMMON,** THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

Land in Davidson County, Tennessee, being Lots Nos. 715, 717, and 719, Block No. 108, Plan No. 1, West Nashville, as of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clyde L. Foster and wife, Inis S. Foster from Frank E. Hipkins and wife, Lilly Hipkins by deed dated June 15, 1978 of record in Book 5315, page 889, Register's Office for Davidson County, Tennessee. The said Clyde L. Foster having since died leaving Inis S. Foster as surviving tenant by the entirety.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property known as **4808 MICHIGAN AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of July, 2010.

Inis S. Foster
INIS S. FOSTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **INIS S. FOSTER**, the 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 and official seal at office this 14th day of July, 2010.

My Commission Expires: July 24, 2010.

Robert B. Young
Notary Public

ROBERT B. YOUNG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.