Record & Return to:
Diane Claiborne
390 Ash Grove DR
Nashville, TN 37211

Prepared By:

Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100054127 DEEDQC
Recvd: 08/31/10 08:35 2 pgs
Fees:12.00 Taxes:0.00
20100831-0068874

THIS INSTRUMENT HAS BEEN PREPARED BY INFORMATION FURNISHED BY THE PARTIES WITH NO TITLE EXAMINATION BEING PERFORMED, AND THE PARTIES HOLD AFFORDABLE CLOSINGS, LLC HARMLESS FROM ANY AND ALL LIABILITY IN CONNECTION HEREWITH.

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
Diane Marie Claiborne	New Owner	161 08 0
390 Ash Grove Drive		097.00
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Ronnie Claiborne,** unmarried does hereby transfer and convey unto the said **Diane Marie Claiborne,** unmarried the Grantee(s) herein, his (successors), heirs and assigns, all their right title and interest in certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Southwood Subdivision, of record in Book 2663, Page 126, Register's Office for said County, as follows:

SAID Lot No. 138 fronts 100 feet on the northerly side of Ash Grove Drive and runs back 350.67 feet on the westerly line and 340.34 feet on the easterly line to a dead line measuring 100 feet theron.

BEING the same property conveyed to Ronnie Claiborne and wife, Diane Claiborne by deed from Ben William Claiborne and wife, Linda Sue Claiborne, of record in Book 6582, Page 562, and Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved (X) unimproved ( ) property, known as: **390 Ashgrove Drive**
Nashville, TN 37211

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 26th day of August, 2010.

Ronnie Claiborne

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 bargainor(s), *Ronnie Claiborne* , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 26th day of August, 2010.

Sandra Pfieffer
Notary Public

MY COMMISSION EXPIRES MARCH 7, 2011

My Commission Expires:_____

SANDRA PFIEFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

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

(Affiant)

Connie Hooper
Notary

Commission Expires: _____

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013