Quitclaim Deed

AT-20100126

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 10 day of September, 2010.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
Kevin E. Caldwell	SAME	070.04-0-075.00
18 Avalon Drive		
Nashville, TN 37207		

KNOW ALL MEN BY THESE PRESENTS that Kimberly N. Buchanan and Kevin E. Caldwell, both unmarried, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto Kevin E. Caldwell, an unmarried man , their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being part of Block "A" Dewey Heights Addition of record in Book 161, page 94, Register's Office for said County and described according to a copy of a survey thereof made by Dutton, Civil Engineer, July 12, 1952, as follows:

Beginning at a point in the west line of Block "A" 238.3 feet north from the northwesterly corner of Lot No 1 of said Subdivision and being 538.3 feet northeast from the margin of Whites Creek Pike; thence with the line of Block "A" N 52 deg 42' East 150 feet to a point; thence S 37 deg 18' East 146 .55 feet to a point; thence S 52 deg 42' West 150 feet to a point; thence N 37 deg 18' West 146.55 feet to the point of beginning .

Being the same property conveyed to Kimberly N. Buchanan and Kevin E. Caldwell, both unmarried from James Carl Adams and Catherine Adams Rose and Raymond Adams and Jenny A. Demonbreum, Essie Arnett, Richard L. Adams dated March 3, 2000 recorded March 9, 2000 in Instrument # 20000309-0024208, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 18 Avalon Drive, Nashville, TN 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 10 day of September, 2010.

Kevin E. Caldwell

Kimberly N. Buchanan

BILL GARRETT, Davidson County
Trans:T20100059199 DEEDQC
Recvd: 09/20/10 15:40 1 pgs
Fees:12.00 Taxes:0.00
20100920-0074846

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said county and state, the within named Kevin E. Caldwell and Kimberly N. Buchanan, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Williamson, Tennessee, this the 10 day of September, 2010.

Notary Public
My Commission Expires: 1-6-14

TERRELL A. BROADY, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires January 6, 2014