BILL GARRETT, Davidson County
Trans:T20100069914 DEEDQC
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Fees:12.00 Taxes:0.00
20101103-0088281

QUITCLAIM DEED

FROM: Jonathan L. Lehman, Grantor

TO: Ellen Eskind Lehman, Grantee

This instrument was prepared by:
Marlene Eskind Moses, Esq.
101 Church Street, Suite 500
Nashville, TN 37201

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Ellen Eskind Lehman	Ellen Eskind Lehman	Map 103-16
144 Ensworth Avenue	144 Ensworth Avenue	Parcels 025 and 026
Nashville, TN 37205	Nashville, TN 37205	7DA-03445

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled Ellen Eskind Lehman v. Jonathan Lee Lehman, Chancery Court for Williamson County, Tennessee, Docket No. 39091, and that there was no consideration given for the transfer.

Ellen Eskind Lehman, Grantee

MARRIANNE BAUGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires May 2, 2011

Sworn to and subscribed before me, this the 3RD day of November, 2010.

NOTARY PUBLIC

My Commission Expires: 5-2-2011

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Chancery Court for Williamson County, Tennessee, Jonathan Lee Lehman has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Ellen Eskind Lehman, her heirs, successors and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 7th, formerly the 10th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Ensworth Avenue 20 feet south of the southwest corner of the lot conveyed by the First Savings Bank & Trust Company,

Trustee to F.M. Bass by deed recorded in Book 613, page 497, Register's Office for said County; thence southerly, with the center of Ensworth Avenue, 250 feet to a point; thence easterly and parallel (sic) with said Bass' south line, 433 feet with the westerly margin of a 40 feet street; thence with the westerly margin of said street, northerly 250 feet to a point 20 feet south of the lot conveyed to said Bass, above mentioned; thence westwardly 433 feet to the point of beginning.

BEING the same property conveyed to Jonathan L. Lehman and wife, Ellen Eskind Lehman by Warranty Deed from Lon Franklin Raby, unmarried, of record in Book 7863, page 521, said Register's Office.

This is improved property known as 144 Ensworth Avenue, Nashville, Tennessee, 37205, containing 1.42 acres of land, and unimproved property known as 0 Ensworth Avenue, Nashville, Tennessee, 37205, containing .94 acres of land.

WITNESS my hand, this 27th day of October, 2010.

Jonathan Lee Lehman, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GREGORY B. SMITH, a Notary Public in and for Davidson County, Tennessee, the within named Jonathan Lee Lehman, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, on this the 27th day of OCTOBER, 2010.

GREGORY B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1/3/11

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.