(1)

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10 DAY OF December, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03795 DENNIS CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Robert J. Dennis	Same	13002012100
637 Belle Meade Blvd		
Nashville, TN 37205		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT J. DENNIS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

ROBERT J. DENNIS AND WIFE ELIZABETH DENNIS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 637 Belle Meade Blvd, Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20100079528 DEEDQC
Recvd: 12/17/10 12:47 2 pgs
Fees:12.00 Taxes:0.00
20101217-0100544

Witness my hand on this 10 day of December, 2010

Robert J. Dennis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Robert J. Dennis and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Robert J. Dennis and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 10 day of December, 2010

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

A tract or parcel of land in Davidson County, Tennessee, fronting on the Westerly side of Belle Meade Boulevard and adjoining what is known as the Glencourt Apartment Site, and being more particularly described as Lots Nos. 3, 4, 5 and the Southerly 14 1/2 feet of Lot No. 6 on the Map of the Subdivision of Lots Nos. 19, 20 and 21, Belle Meade Second Plan, as of record at Book 421, Page 172, Register's Office for said County, and described as follows:

Said tract (being Lots Nos. 3, 4, 5 and part of Lot No. 6) fronts 314 1/2 feet on the Westerly side of Belle Meade Boulevard, and extends back between parallel lines, to the dividing line between Lot Nos. 3, 4, 5 and 6 and Lot Nos. 25, 26, 27 and 28 of said subdivision, for a distance of 292 feet, more or less, on the Northerly line (with the Southerly boundary of said Glencourt Apartment Site) and of 287 feet, more or less, on the Southerly line (with the Northerly margin of Iroquois Avenue), said rear line (or said dividing lines) as measures thereon. Said tract is bounded on the North by said Glencourt Apartment Site, on the South by said Iroquois Avenue, on the East by said Belle Meade Boulevard, and on the West by said subdivision lots dividing line.

Being the same property conveyed to Robert J. Dennis, unmarried by Warranty Deed from Victor H. Rumore, married and spouse, Della C. Rumore, recorded on the 2nd day of May, 2006 in Instrument No. 20060502-0050167, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. City of Belle Meade taxes for the year 2011 and thereafter, for tax parcel identification number 13002012100 , not yet due and payable.

c. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

d. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 421, Page(s) 172, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

f. Easement for Sanitary Sewer, recorded in Book 5787, Page 225.