BILL GARRETT, Davidson County
Trans:T20100079559 DEEDQC
Recvd: 12/17/10 13:09 3 pgs
Fees:17.00 Taxes:0.00
20101217-0100562

This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
49 Music Square West, Suite 600
Nashville, Tennessee 37203

From information and description
furnished by the parties.
This conveyance made without
benefit of title search.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP / PARCEL NO.
Charles F. Monk and Royce W. Monk 3001 Hobbs Road Nashville, TN 37215	Same	104 08 0 299.00

For love and affection and no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Charles F. Monk**, hereinafter called the Grantor, by these presents do quitclaim and convey unto each of **Charles F. Monk and Royce W. Monk**, hereinafter called the Grantees, their respective heirs and assigns, a Fifty percent (50%) undivided interest, each Grantee to hold such Fifty percent (50%) undivided interest as tenants-in-common with the other Grantee herein, in and to the following property located in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 47 IN O.B. HAYES PLAN OF LARGE LOTS, CALLED ROKEBY A PLAN OF WHICH IS OF RECORD IN BOOK 21, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 17TH AVE SOUTH, FORMERLY ADDISON STREET 3 FEET NORTH OF THE CORNER OF LOT NO. 47 AND 54; THENCE WITH THE EASTERLY MARGIN OF SAID AVE., NORTHWARDLY 57.4 FEET, MORE OR LESS, TO AMY ROSE'S SOUTHWEST CORNER; THENCE WITH HER SOUTH LINE, EASTWARDLY 156 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, SOUTHWESTERLY 57.4 FEET, MORE OR LESS TO A POINT 3 FEET NORTH OF THE LINE BETWEEN SAID LOTS 47 AND 54; THENCE WESTERLY AND PARALLEL WITH SAID LINE, MORE OR LESS, TO THE BEGINNING.

Being the same property conveyed to Charles F. Monk from Charles Monk and wife, Royce Monk, by deed of record as Instrument No. 20051114-0137361, Register's Office for Davidson County, Tennessee. Charles Monk and Charles F.

Monk are one and the same person, and Royce Monk and Royce W. Monk are one and the same person.

This conveyance is subject to any and all existing easements and restrictions of record.

The legal description contained herein is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1506 17th Avenue South Nashville, TN 37212
(Street) (P.O. Address) (City or Town) (Postal Zip)

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the 15th day of December, 2010.

Charles F. Monk, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Charles F. Monk** as Grantor, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 15th day of December, 2010.

Notary Public

My Commission Expires: 9/3/12

ANNA R. TOTTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Charles F. Monk, Affiant

Subscribed and sworn to before me, this the 15th day of December, 2010.

Anna R. Totty

Notary Public

My Commission Expires: 9/3/12

ANNA R. TOTTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.