BILL GARRETT, Davidson County
Trans:T20100080222 DEEDQC
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Fees:12.00 Taxes:0.00
20101221-0101413

QUITCLAIM DEED

FROM: Theodore A. Rice

TO: Hosanna H. Banks

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.:
Hosanna H. Banks	Hosanna H. Banks	83-6-54
1617 Franklin Avenue	1617 Franklin Avenue	27W-15355
Nashville, TN 37206	Nashville, TN 37206	

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 Theodore A. Rice v. Hosanna H. Banks, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 10D-730, and that there was no consideration given for the transfer.

C. THOMASIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Hosanna H. Banks, Grantee

Sworn to and subscribed before me, this the 1st day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 5/2/11

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 Fourth Circuit Court for Davidson County, Tennessee, Theodore A. Rice has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Hosanna H. Banks, 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:

Being Lot No. 13 on the Plan of Subdivision of Lots No.8, 9, 10 and part of Lot No. 7 in Block "A", Lots No. 13 and 14 in Block "B", all of Block "C" in Subdivision of "Weakley Place" of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the northerly margin of Franklin Street and extends back between parallel lines in a distance of 150 feet to an alley in the rear.

Being the same property conveyed to Hosanna H. Banks and husband, Theodore A. Rice, by Warranty Deed from Clarise DeQuasie, of record at Book 11459, Page 415, Register of Deed's Office for Davidson County, Tennessee dated April 30, 1999 and recorded May 3, 1999.

The physical address of this property is 1617 Franklin Avenue, Nashville, Tennessee.

WITNESS my hand, this 9th day of November, 2010.

Theodore A. Rice, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THERESA CASTOR, a Notary Public in and for Davidson County, Tennessee, the within named Theodore A. Rice, 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 9th day of November, 2010.

Notary Public

THERESA CASTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires: November 4, 2013

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.