BILL GARRETT, Davidson County
Trans: T20110000980 DEEDQC
Recvd: 01/05/11 10:17 2 pgs
Fees: 12.00 Taxes: 0.00
20110105-0001350

After Recording Return To:

First American Title
Attn. Order Central
2750 Chancellorsville Dr.
Tallahassee, FL 32312

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
103-04; 176&470

QUIT CLAIM DEED

[this deed is being executed to add a spouse to title]

New Owner/ Property Being Conveyed
Julia King DesPrez
Wayne Killius
4404 Nebraska Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 17 day of Nov, 2010, between JULIA KING DESPREZ, a married woman, joined by spouse, WAYNE KILLIUS, residing at 4404 Nebraska Avenue, Nashville, TN 37209 hereinafter referred to as "Party of the First Part" and JULIA KING DESPREZ and WAYNE KILLIUS, wife and husband as tenants by the entirety, residing at 4404 Nebraska Avenue, Nashville, TN 37209, hereinafter referred to as "Party of the Second Part."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

TRACT ONE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 40 FEET OF LOT NO. 8 OF BLOCK 13, OF THE SYLVAN PARK PLAN, AS OF RECORD IN PLAT BOOK 332, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

TRACT TWO: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 OF BLOCK 13, ON THE PLAN OF SYLVAN PARK, AS OF RECORD IN PLAT BOOK 332, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN

REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION HEREOF.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO JULIA KING DESPREZ FROM WAYNE KILLIUS BY DEED DATED 08/27/2008, AND RECORDED AS INSTRUMENT NO: ~~20080829-0088888~~ **IN THE RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE.** *20080829-0088888

PROPERTY ADDRESS: 4404 Nebraska Avenue, Nashville, TN 37209
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

JULIA KING DESPREZ **WAYNE KILLIUS**

STATE OF TENNESSEE } **COUNTY OF** Davidson

On this 17 day of Nov, 2010, before me personally appeared JULIA KING DESPREZ and WAYNE KILLIUS, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Com Exp 01/07/13

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 0.00.

Affiant LeWayne Killius

Subscribed and sworn to before me
this 17 day of Nov., 2010.

NOTARY PUBLIC My Commission Expires: 01/07/13

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. **The preparer expresses no opinion as to the title the Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**