THIS INSTRUMENT PREPARED BY:
Paul W. Moser
Burkhalter & Moser, PC
1230 Second Avenue South
Nashville, Tennessee 37210
615-662-3697

BILL GARRETT, Davidson County
Trans: T20110003466 DEEDQC
Recvd: 01/18/11 14:48 2 pgs
Fees: 12.00 Taxes: 0.00
20110118-0004846

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PAUL W. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Affiant

My Commission Expires MAR. 4, 2013

Subscribed and sworn to before me, this 14 day of January 2011 Davidson County, Tennessee.

Notary Public

My commission expires: _____

QUITCLAIM DEED

ADDRESS NEW OWNER:
David Burns Drake
2003 Riverside Drive
Nashville, TN 37216

SEND TAX BILLS TO:
David Burns Drake
P.O. Box 160967
Nashville, TN 37216

MAP/PARCEL: 072070/ 00100

THIS INDENTURE, made this the 14th day of January, 2011, between **Emily Dye Drake,** First Party, and **David Burns Drake, Second party.**

WITNESSETH:

That said First Party, Emily Dye Drake, for and in consideration of the sum of One AND NO/100ths DOLLARS ($1.00) and other good and valuable consideration to me in hand paid by Second Party, the receipt of which is hereby acknowledged, has granted, bargained sold and conveyed, and does hereby grant, bargain, sell and convey unto David Burns Drake the following described premises, to wit:

Land in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee being the Westerly 50 feet of Lot No. 37 on the plan of Inglewood, as of record in Book 332, Page 101, Register's Office for said county.

Said Lot No. 37 fronts 50 feet, more or less, on the Northerly side of Kirkland Avenue and runs back between parallel lines 189.75 feet, more or less, to a dead end.

Being the same property conveyed to David Burns Drake by Warranty Deed from James Roberts, married, and recorded on the 10th day of September, 2010, at Instrument number ~~20100190-0072057~~ 20100910-0072057 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1139 Kirkland Avenue, Nashville, Tennessee 37216.

THIS conveyance is made subject to applicable restrictions, building set-back line, existing easements, and to all conditions as shown on the recorded map.

The preparer of this Deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder set her hand, and seals the day and year first above written.

Emily Dye Drake
Emily Dye Drake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Emily Dye Drake, the within named bargainer, with whom I am personally acquainted, or proved to me his identity 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 office, in Davidson County, this the 14 day of Jan., 2011.

NOTARY PUBLIC

My Commission Expires:

PAUL W. MOSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013