QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF Feb, 2011.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE PERRY NATURAL

BILL GARRETT, Davidson County
Trans:T20110012317 DEEDQC
Recvd: 03/01/11 13:40 2 pgs
Fees:12.00 Taxes:0.00
20110301-0016431

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ben & Kristin Martel	"New Owner"	
(NAME)	(NAME)	10509022000
2012 12th Ave. South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Kristin Ehst** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Ben Martel and wife, Kristin Martel**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 6 in A. B. Hill's Subdivision of the Plant Lands, a plan of which is of record in Book 332, Page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 52 feet on the easterly side of 12th Avenue South, formerly Kayne Avenue, and extends back eastwardly between parallel lines, with the south margin of Caldwell Avenue 150 feet to an alley in the rear.

Included in the above description, but excluded therefrom is the following portion of subject property conveyed to the Metropolitan Development and Housing Agency by Clerks Deed of record in Book 4798, Page 585 described as follows:

Beginning at a point, said point being located at the intersection of the southern margin of Caldwell Avenue and eastern margin of 12th Avenue South, in an easterly direction a distance of 40 feet, more or less, to the point at which the southern margin of Caldwell Avenue becomes tangent to the 25 foot radius; thence along the 25 foot radius in a southwesterly direction a distance of 44.31 feet, more or less, to the point at which the 25 foot radius becomes tangent to a line parallel to 12th Avenue South; thence along a line parallel to 12th Avenue South, in a southerly direction a distance of 26 feet, more or less, to the southern property line of said parcel; thence along the southern property line of said parcel in a westerly direction a distance of 10 feet, more or less, to the eastern margin of 12th Avenue South, thence along the eastern margin of 12th Avenue South, in a northerly direction a distance of 52 feet, more or less, to the point of beginning and containing 731.75 square feet, more or less.

Being the same property conveyed to Kristin Ehst by deed from Gregory W. Munson and spouse, Grace C. Munson of record in Instrument No. 20080623-0064467, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved
property known as 2012 12th Avenue South, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 24 day of February, 2011.

Kristin Martel
Kristin Ehst Martel formerly known as Kristin Ehst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KRISTIN EHST**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of February, 2011.

Notary Public

My Commission Expires: 10.16.11

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212