BILL GARRETT, Davidson County
Trans:T20110012885 DEEDQC
Recvd: 03/03/11 12:31 2 pgs
Fees:12.00 Taxes:0.00
20110303-0017104

This document was prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER: Ryan Boyd
1512 Fatherland Street
Nashville, TN 37206

SEND TAX BILLS TO: SAME

MAP-PARCEL NOS. 08313042100

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Anne M. Boyd** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Ryan Boyd**, (herein "Grantee") their successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Being Lot 121, Block N, on the Plan of Lindsley Homeplace of record in Chancery Court Book 2, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby mad for a more complete and detailed legal description.

Being the same property conveyed to Ryan Boyd and wife, Anne M. Boyd, from VODA PROPERTY DEVELOPMENT, LLC, by Warranty Deed recorded on October 10, 2006, in Instrument No. 20061010-0125547, Register's Office for Davidson County, Tennessee.

This is improved property with a common address of 1512 Fatherland Street, Nashville, TN 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of December 2010.

Anne M. Boyd

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Anne M. Boyd**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of December 2010.

Notary Public
My Commission Expires: 7/8/2013

KATHY F. OAKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $zero.

Anne M. Boyd

Anne M. Boyd
Affiant

Subscribed and sworn to before me this 7th day of December 20 10.

Kathy F Oakley
Notary Public
My Commission Expires 7/8/2013

KATHY F. OAKLEY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Boyd ... 12-06-2010