This Instrument Prepared by:
JACOB T. THORINGTON
109 Jennings Street
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20110018322 DEEDQC
Recvd: 03/29/11 13:46 3 pgs
Fees:17.00 Taxes:0.00
20110329-0024176

The actual consideration or value whichever is greater for this transfer is $ -0-.

AFFIANT

STATE OF ~~TENNESSEE~~ England

COUNTY OF London

Sworn to and subscribed before me

this 22 day of February 2011.

NOTARY PUBLIC

My Commission ~~Expires:~~ is for life

J A FISHER NOTARY PUBLIC

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Cerys E. P. Matthews 3 Camelford Court Lancaster West, London W11 1TU UK	SAME	MAP:83-13-306 23W 5220

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Eighth Circuit Court for Davidson County, Tennessee, docket number 07D-675, We, **Cerys. E. P. Matthews and Seth E. Riddle**, hereinafter the grantors by these present do hereby quitclaim and convey unto **Cerys E. P. Matthews,** hereinafter called the grantees, to her heirs, successors and assigns, all our right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, which is the improved property and has the address of 1414 Fatherland Street, Nashville, TN 37206, as follows:

Land in Davidson County, Tennessee BEING Lot No. 1 on the Map of L. T. Steven's subdivision of Lot Nos. 110 and other lots in Lindsley's Home Place, as of record in Book 547, page 101, said Registers Office.

BEING the same property conveyed to Cerys E. P. Matthews and Seth H. Riddle, by warranty deed of record in Instrument Number 20040618-0072773, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 1414 Fatherland Street, Nashville, TN 37206.

SAID property is conveyed subject to such zoning regulations, setback lines, limitations, restrictions, easements and rights of way for public utilities of record, and encumbrances as may affect the premises.

County and/or City taxes for the year 2007, a lien not yet due and payable.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness my hand this 8 day of February, 2011.

CERYS E. P. MATTHEWS

SETH E. RIDDLE

STATE OF England

COUNTY OF Lada

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CERYS E. P. MATTHEWS,** the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 180 Piccadilly, Lada, WI this 22 day of February, 2011.

J.A. Fisher

NOTARY PUBLIC

My Commission ~~Expires~~: is for life

JA FISHER NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SETH H. RIDDLE,** the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 8TH day of FEBRUARY, 2011.

RANDY HULSE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2012

NOTARY PUBLIC

My Commission Expires: 03/10/12