THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20110024016 DEEDQC
Recvd: 04/25/11 13:55 3 pgs
Fees:17.00 Taxes:0.00
20110425-0031411

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel #:
Hubert R. Sauls & Roger W. Sauls 4711 Nevada Avenue Nashville, TN 37209	New Owner(s)	09115035400

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Hubert R. Sauls, Unmarried**, by these presents does hereby quitclaim and convey unto **Hubert R. Sauls, Unmarried**, and **Roger W. Sauls, Married**, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Being the westerly 50 feet of lot No. 612 of Block 28 on the Plan of the Charlotte Park Company's First Addition to Nashville, as of record in book 57, page 103, Register's Office for Davidson County, Tennessee.

Said part of lot No. 612, fronts 50 feet on the southerly side of Nevada, formerly 3rd Avenue, and runs back between parallel lines, with the easterly margin of 48th Avenue No, formerly 7th Street, 150 feet to an alley.

Being the same property conveyed to Hubert R. Sauls and wife, Doris N. Sauls by deed from Elmer Newton Pafford and wife Mary Clement Pafford of record in Book 3508, Page 635, said Register's Office, dated March 8, 1963. The said Doris N. Sauls having since died on September 17, 2006, leaving said Hubert R. Sauls as the sole surviving tenant by the entirety.

This is improved property known as: 4711 Nevada Avenue, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
___ day of _____, 2011.

_____
Affiant

My commission expires:
(Affix Seal)

_____
Notary Public

QUITCLAIM WAIVER OF LIABILITY

The undersigned is transferring property pursuant to a Quitclaim Deed prepared by Wagon Wheel Title and Escrow, LLC ("Wagon Wheel Title"). The undersigned hereby acknowledges that he/she/they/it is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Wagon Wheel Title is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor(s) also agrees to hold harmless Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that he/she/it/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property(s) via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities.

Name: Hubert R. Sauls

Name: Roger W. Sauls

STATE OF TENNESSEE
COUNTY OF Davidson

LISA GAIL MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Hubert R. Sauls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25 day of April, 2011.

Lisa Gail Morgan
Notary Public

My Commission Expires: 4/8/13

STATE OF TENNESSEE
COUNTY OF Davidson

LISA GAIL MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Roger W. Sauls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25 day of April, 2011.

Lisa Gail Morgan
Notary Public

My Commission Expires: 4/8/13

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25 day of April, 2011.

x Hubert R Sauls
Hubert R. Sauls

LISA GAIL MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Hubert R. Sauls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25 day of April, 2011.

Lisa Gail Morgan
Notary Public

My Commission Expires: 4/8/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Roger W. Hawks
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF April 2011
Debbi Duncan
Deputy Register