BILL GARRETT, Davidson County
Trans:T20110024961 DEEDQC
Recvd: 04/28/11 09:59 2 pgs
Fees:12.00 Taxes:0.00
20110428-0032443

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

QUITCLAIM DEED

FROM: CANEY S. GUNN

TO: KARLA G. CHRISTIAN

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0- .

Affiant

Subscribed and sworn to before me this 25th day of April, 2011.

Notary Public

Commission Expiration Date 1/9/2012

LEE E. GRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
KARLA G. CHRISTIAN 204 JACKSON BOULEVARD NASHVILLE, TN 37205	NEW OWNER	116-10-40

KNOW ALL MEN BY THESE PRESENTS that Caney S. Gunn for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Karla G. Christian, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the City of Belle Meade, near Nashville, Davidson County, Tennesssee, being part of Lot No. 3 on the Map of Johnson Bransford's Subdivision of certain Lots in Deer Park Belle Meade, as of record in Book 421, page 153, Register's Office for Davidson County and described as follows:

Beginning at a point in the north margin of Jackson Boulevard, 40 feet east of the southwest corner of the said Lot No. 3; thence with the westerly line of the Carl Storey, Sr., lot described in Book 3876, page 935, Register's Office for Davidson County, Tennessee to a point in the rear line of Lot No. 3 which is 31.4 feet from the northerly common corner of Lot No. 2 and Lot No. 3 (said Lot No. 2 and Lot No. 3 are lots on the Map of Johnson Bransford's Subdivision described above); thence with the rear line of Lot No. 3 of said subdivision westerly 10 feet to a point which if 21.4 feet east of the Northwest corner of Lot No. 2 of said subdivision; thence 305 feet to the point of beginning.

Being the same property conveyed to Caney S. Gunn by Quitclaim Deed from Ralph L. Dupps, Jr. and Ellen J. Dupps of record in Book 8399, page 975 Register's Office for Davidson County, Tennessee dated July 15, 1991

This is unimproved property known as 204 Jackson Boulevard, Nashville, TN 37205.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback line, and restrictions of record; and any encroachment, encumbrance, violation, variation of adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey and not shown by the Public Records.

WITNESS my hand this 25 day of April, 2011

Caney S. Gunn

STATE OF TENNESSEE §

COUNTY OF DAVIDSON §

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

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

My Commission Expires: 7-5-11

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011