BILL GARRETT, Davidson County
Trans:T20110036917 DEEDQC
Recvd: 06/20/11 15:34 2 pgs
Fees:12.00 Taxes:0.00
20110620-0047304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNERS:
Lucian Key etal
1801 Seminary Street
Nashville, TN 37207

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater is $ 0.00

Anita Kinzer
AFFIANT

Sworn to and subscribed before me this 20th day of June, 2011

Shirley Stansbury
Notary Public My Commission expires 05-06-2013

Send Tax Notices To:
SAME

Map-Parcel Number(s)
071 090 085.00

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, and for the express purpose to correct the spelling of the Grantee herein, in property herein described, I, **LUCIAN F. KEY,a single person for the expressed purpose of creating a tenancy in common with rights of survivorship** do hereby convey to LUCIAN F. KEY, a single person and ANITA KINZER, a single person as tenants in common with rights of survivorship their heirs and assigns forever, all of my right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

BEING Lots 190 and 191, Scruggs Subdivision Brooklyn Heights, as recorded in Book 332, Page 140, Register' Office for Davidson County, Tennessee.

Said Lot 191 fronts 40 feet on the westerly side of Kassia Street and runs back westerly between parallel lines 140 feet to an alley. Said Lot 190 fronts 40 feet on the westerly side of Kassia Street and runs back 140 feet on the southerly side to an alley and runs back 151 feet on the northerly side along the southerly margin of Brooks Ave to an alley and measuring 96.5 feet on said alley.

Being the same property conveyed to ***LUCIAN F. KEY*** by Installment Warranty Deed from E. C. Scruggs Jr. and wife, Annie M. Scruggs, dated September 10, 1945, recorded January 28, 1946 in Deed Book 1367, pages 287-288, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Easements, building setback lines and certain restrictions that may appear on the Plan of Scruggs Subdivision Brooklyn Heights as recorded in Book 332, page 140, Register's Office for Davidson County, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines, rights for public utilities, or other governmental regulations applicable to the foregoing property, but excluding any covenant, conditions or restrictions of record in the Register's Office for Davidson County that would violate Title 42 USC 3604.

The street address of the herein described property is believed to be 1801 Seminary Street, Nashville, TN 37207 and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

And now for the expressed purpose of creating a tenancy in common with rights of survivorship the said LUCIAN F. KEY, a single person does hereby Quitclaim to LUCIAN F. KEY, a single person and ANITA KINZER, a single person as tenants in common with rights of survivorship,and their heirs and assigns forever, the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises, as set out above.

IN WITNESS WHEREOF, the said Lucian F. Key, a single person does hereby , set his signature(s) on the 20th day of June, 2011

Lucian F. Key

Lucian F. Key

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, **Lucian F. Key, a single person** the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 20th day of June, 2011

My commission expires 05-06-2013

Shirley Stansbury
NOTARY PUBLIC

SHIRLEY STANSBURY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantor herein and the preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the description.

Prepared by: Real Estate Title Services 4741 Trousdale Dr., Ste. 4, Nashville, TN 37220