BILL GARRETT, Davidson County
Trans:T20110052770 DEEDQC
Recvd: 08/26/11 12:09 2 pgs
Fees:12.00 Taxes:0.00
20110826-0066145

THIS INSTRUMENT PREPARED BY:
Douglas S. Hale, Attorney
HALE & HALE, PLC
312 First Tennessee Bank Bldg.
Franklin, Tennessee 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Karla G. Christian 204 Jackson Boulevard Nashville, TN 37205	SAME	116-10-40

FOR NO MONETARY CONSIDERATION, but to clear up any uncertainty as to the ownership of the real property hereinafter described to which ownership the undersigned **GRANTOR** makes no claim, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **MARY ELLEN ROLANDO** (hereinafter called **"GRANTOR"**), hereby quitclaims and conveys all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee hereinafter described, unto **KARLA G. CHRISTIAN** (hereinafter called the **"GRANTEE"**), her successors and assigns, to-wit:

Land in the City of Belle Meade, near Nashville, Davidson County, Tennessee, 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 and furthermore being the same property conveyed to Karla G. Christian by Quitclaim Deed from Caney S.

Gunn of record in Instrument No. 20110428-0032443 Register's Office for Davidson County, Tennessee, dated April 25, 2011.

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

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

The Grantor covenants with the Grantee that it is lawfully seized and possessed of said real property and has the right to convey the same.

WITNESS, the hand of the undersigned this 23 day of August, 2011, in Nashville, Tennessee.

Mary Ellen Rolando

Mary Ellen Rolando

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Douglas S. Hale a Notary Public, Mary Ellen Rolando, the within named 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, at office, this day of August, 2011.

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires January 26, 2014

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for the value of this transfer is Zero and NO/100 ($0.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 23 day of August, 2011.

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires January 26, 2014

Notary Public

My commission expires: