THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me this 2nd day of September, 2011.

Notary Public

My Commission Expires:

8. 20. 13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20110055580 DEEDQC
Recvd: 09/08/11 08:29 2 pgs
Fees:12.00 Taxes:0.00
20110908-0069484

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
David F. Cannon 346 21st Avenue, North Nashville, Tennessee 37203	SAME	MAP 092-11-0 PARCEL 319.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, Charlotte 21, Inc., a Tennessee corporation, hereby quitclaims and conveys to David F. Cannon and Toby G. Cannon, husband and wife, their successors and assigns, all right, title and interest that it may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

BEING part of Lot No. 114 of part of Block No. 9 of Division "B" in the Plan of the Murphy Land Company of record in Book 161, page 126, in the Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at the point of intersection of the southerly margin of Charlotte Avenue, as widened, and the westerly margin of an alley, said alley lying west of Arena Avenue; thence with the southerly margin of Charlotte Avenue, as widened, westwardly 114.6 feet to the beginning of a curve to the left; thence with said curve, having a radius of 25.0 feet, a distance of 46.2 feet to a point in the easterly margin of 21st Avenue, North; thence with the margin of same, southwardly 33.33 feet to a point; thence leaving said margin, eastwardly 170.0 feet to a point in the westerly margin of the aforesaid alley; thence with the margin of said alley, northwardly 18.85 feet to the point of beginning.

BEING the same property conveyed to Charlotte 21, Inc. by Warranty Deed dated January 19, 2006, from Mecdefur, LLC, of record as

Instrument No. 20060123-0008215 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 346 21st Avenue, North, Nashville, Tennessee 37203.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I, as the authorized officer of the corporate party herein, have hereunto set my hand this 2ND day of September, 2011.

Charlotte 21, Inc.

By: David F Cannon

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, David F. Cannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Charlotte 21, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

WITNESS my hand and official seal this 2nd day of September, 2011.

Mitchell A Watts
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY