BILL GARRETT, Davidson County
Trans:T20110056221 DEEDQC
Recvd: 09/12/11 09:40 2 pgs
Fees:12.00 Taxes:0.00
20110912-0070357

This Instrument Prepared By:
*TITLE ESCROW OF ROBERTSON COUNTY, INC.*
*215 Highway 76*
*White House, TN 37188*
*(615) 672-7925*

***ADDRESS NEW OWNER:***
***Neil B. Chaffin et ux***
2173 Granny Wright Lane
Hermitage, TN 37076

***OWNER:***

***SEND TAX BILL:***
***To Owner***

***MAP AND PARCEL:***
***081070341.00***

# QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, I, John r. Graham, unmarried, hereby Quitclaim all my interest to Neil B. Chaffin and Sandra Chaffin, husband and wife, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 94 on the Plan of Cephas Woodard's Subdivision of Lots Nos 5 and 6 of the Thomas Woodard Property, of record in Book 161, page 174, Register's Office for said County.

SAID Lot No. 94 fronts 50 feet on the westerly side of 12th Avenue North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to John R. Graham, unmarried, Neil B. Chaffin and Sandra Chaffin, husband and wife, by deed from The United States of America, acting by and through the Internal Revenue Service of record in Instrument Number 20070525-0062494, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and setback lines of record said Register's Office.**

Being the same property conveyed to John R. Graham, unmarried, Neil B. Chaffin and Sandra Chaffin, husband and wife, by deed from The United States of America, acting by and through the Internal Revenue Service of record in Instrument Number 20070525-0062493, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and setback lines of record said Register's Office.**

And now I, John R. Graham for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all our interest unto the said Neil B. Chaffin and Sandra Chaffin, husband and wife, and covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

September 8, 2011.

John R. Graham

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John R. Graham the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 8 day of September, 2011.

NOTARY PUBLIC

BRAD MANKIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8/23/2013

STATE OF TENNESSEE)
COUNTY OF _____)

The actual value or consideration, whichever is greate

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-
_____, Affiant
Subscribed and sworn before me this the
12 Day of Sept., 2011.
_____, Deputy Register

Subscribed and sworn to before me this _____ da

NOTARY PUBLIC

My Commission Expires: _____