THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20110058686 DEEDQC
Recvd: 09/21/11 12:41 2 pgs
Fees:13.00 Taxes:222.00
20110921-0073155

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY.

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Michael Rouse 830 Jane Street Nashville, TN 37208	SAME	08112004800

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Stephen Rouse and wife, Nelda Rouse, hereinafter referred to as the "GRANTOR" and Michael Rouse, a single person, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Twelve and No/100 ($12.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GRANTOR has this day quitclaimed unto GRANTEE, his heirs and assigns, all his right, title, and interest in and to certain real property located in Davidson County, Tennessee being more particularly described as follows, to wit:

Tract I:

Being parts of Lots Nos. 294 and 296 in the North Nashville Real Estate Company's Plan, which plan is of record in Book 21, page 105, Register's Office of Davidson County, Tennessee.

Said parts of Lots Nos. 294 and 296 being at the northwest corner of Delta Avenue (formerly Hamburg) and Jane Street; running thence northeasterly fifty and one half (50 ½) feet with Delta Ave; thence southwesterly seventy five (75) feet to an alley; thence southeasterly fifty and one half (50 ½) feet with said alley; thence northeasterly seventy five (75) feet to the beginning.

Being a portion of the same property conveyed to Stephen Rouse by Quitclaim Deed from George Pitt dated 10/28/1994, and recorded on 10/28/1994 in Book 9504, Page 481, said Register's Office for Davidson County, Tennessee.

This is improved property known as: 830 Jane Street, Nashville, TN 37208

Said property is conveyed subject to such encroachments, limitations, restrictions, and encumbrances as may affect the premises. Said encumbrances include Open End Deed of Trust of record in Instrument No. 20061227-0159570, Register's Office for Davidson County, Tennessee.

In Witness Whereof, the undersigned has hereunto set their hands on this the 2nd day of September, 2011.

Stephen Rouse

Nelda Rouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Rouse with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

and Nelda Rouse

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

My commission expires: 02/24/14

NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

AFFIANT

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

My commission expires: 02/24/14

NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY