BILL GARRETT, Davidson County
Trans:T20110059315 DEEDQC
Recvd: 09/23/11 14:07 3 pgs
Fees:18.00 Taxes:3.70
20110923-0073915

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $1,000.00. Frank S. Love **Affiant** Subscribed and sworn to before me, this 15th day of September, 2011. Julia Shrum **Notary Public** My Commission Expires:

HUNTER R MOBLEY, ATTY.
Howard & Mobley, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

JULIA SHRUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 7, 2013

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Frank S. Love & Phala E. Velarde c/o Phala E. Velarde 24041 Allen Ct. Tchachapi, CA 93561	SAME	Map: 073-09-0 Parcel: 050.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Frank S. Love, an unmarried widower, hereby sell, remise, release and quitclaim unto Phala E. Velarde a 1% interest in the real property described on Exhibit A attached hereto as a tenant in common with right of survivorship. After this conveyance, the subject property will be owned as follows: Frank S. Love shall own a 99% tenant in common interest with right of survivorship and Phala E. Velarde shall own a 1% tenant in common interest with right of survivorship. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 15th day of September, 2011.

Frank S. Love

Frank S. Love

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank S. Love, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of September, 2011.

Julia C. Hunt

Notary Public

My Commission Expires: _____

JULIA C. HUNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 67 on the Map of Gibson Heights, as of record in Book 1835, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 90 feet on the southerly side of Gregory Drive and extends back between lines, 182.8 feet on the westerly line and 187.67 feet on the easterly line, which is a broken line, to a dead line in the rear, measuring 59 feet thereon.

This conveyance is made subject to: (1) Restrictions of record in Book 2087, page 453, Register's Office for Davidson County, Tennessee; and (2) Easement granted to Southern Bell Telephone and Telegraph Company, of record in Book 2093, page 213, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank S. Love and wife, Betty D. Love, by deed from J.B. Goolsby and wife, Mary H. Goolsby, of record in Book 3920, page 299, Register's Office for Davidson County, Tennessee.

Betty D. Love died on July 15, 2011.

This is improved property known as 2416 Gregory Drive, Nashville, Tennessee, 37216.