Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20111019-0081169

This Instrument Prepared By:
Sherrard & Roe PLC (MGK)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
James C. Taft and
Doris R. Taft
5313 Cherry Blossom Trail
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
145 14 0 073.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, James C. Taft and wife, Doris R. Taft, being one and the same as Doris R. Benward, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to James C. Taft and Doris R. Taft (the "Grantees"), as equal tenants in common without rights of survivorship, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Being Lot No. 16, Tyne Valley Estates, Section XV, Revised, of record at Plat Book 5200, page 338, Register's Office for said County.

BEGINNING at a concrete monument in the westerly margin of Cherry Blossom Trail; thence with the margin of said road 105.32 feet in a southeasterly direction to a point; said point being the common front corner of Lots 15 and 16; thence with the line between said two lots 208.10 feet to a point, said point being the common rear corner of Lots 15 and 16; thence N 64° 02' 23" W to a concrete monument in the rear property line of Lot 16; thence N 71° 15' 00" W to a concrete monument in said rear property line, the two lines totaling a distance of 212.20 feet; thence S 88° 53' 00" W a distance of 133.10 feet to a point, said point being the common rear corner of Lots 16 and 17; thence N 63° 33' 40" E 208.07 feet to a point in the side property line between Lots 16 and 17; thence N 49° 24' 52" E 153.47 feet to a point in the westerly margin of Cherry Blossom Trail, said point being the common front corner of Lots 16 and 17; thence with the margin of the same 29.26 feet to a concrete monument at the beginning of a curve to the right, having a radius of 50.000', a distance of 48.163 feet to a concrete monument, said point being the point of beginning.

Being the same property conveyed to James C. Taft and wife, Doris R. Benward, being one and the same as Doris R. Taft, by deed from Tyne Valley Associates, a joint venture, composed of Jim Cheek and Union Development Company, Inc., a Tennessee Corporation, of record in Book 5947, page 388, said Register's Office.

This conveyance is made subject to all matters of record, including, without limitation, the following:

Sanitary Sewer and/or Storm Easement of record in Book 7426, page 318, Register's Office for Davidson County, Tennessee.

This is improved property known as 5313 Cherry Blossom Trail, Nashville, TN 37215.

Doris R. Taft certifies that she is one and the same as Doris R. Benward.

The purpose of this conveyance is to vest title to the interest in property being transferred by this deed one-half (1/2) in the name of James C. Taft and one-half (1/2) in the name of Doris R. Taft, as equal tenants in common without rights of survivorship.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 18th day of October, 2011.

GRANTORS:

James C. Taft

Doris R. Taft

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared James C. Taft, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of October, 2011.

Notary Public

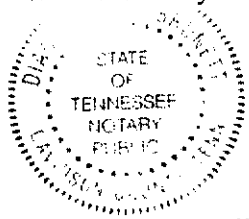
My Commission Expires: 7/3/2012

DIANNE RENEE BRUNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Doris R. Taft, 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 and seal at office in Nashville, Tennessee, this 18th day of October, 2011.



My Commission Expires JULY 3, 2012

Dianne Renee Brunett
Notary Public

My Commission Expires: 7/3/2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(A) – creation or dissolution of tenancy by entirety.

Michael D. Taft
Affiant

Subscribed and sworn to before me this 18th day of October, 2011.

Dianne Renee Brunett
Notary Public

My Commission Expires: 7/3/2012



My Commission Expires JULY 3, 2012

CERTIFICATE OF AUTHENTICITY

I, Michel G. Kaplan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michel G. Kaplan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Michel G. Kaplan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of October, 2011.

Notary Public

My Commission Expires: 7/3/2012

DIANNE RENEE BRUNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Comm... JULY 3, 2012