BILL GARRETT, Davidson County
Trans:T20120005442 DEEDQC
Recvd: 01/24/12 09:28 2 pgs
Fees:12.00 Taxes:0.00
20120124-0006471

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PLACE, SUITE 203
SMYRNA, TN 37167
VT120100013

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 2012

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PLACE, SUITE 203, SMYRNA, TN 37167

NAME ANDADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
HENRY BARAN, SR. 120 Eastmeadows Mt. Juliet, TN 37122	**SAME**	**105-16-0-140.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HENRY T. BARAN, JR. AS TO A 50% INTEREST

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

HENRY T. BARAN, SR.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN 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. 37 on the Map of Corinne Place, as of record in Book 332, Page 1, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on the easterly side of Utopia Avenue and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Henry T. Baran, Sr., as to a 50% interest, and Henry T. Baran, Jr., as to a 50% interest by Quitclaim Deed from Henry L. Baran (also known as Henry T. Baran, Sr.) and wife, Mary E. Baran, dated 2/26/04 and recorded 3/5/04 in Instrument Number 20040305-0025393, in the Register's Office for Davidson County, Tennessee.

And being the same property previously conveyed to Henry L. Baran and wife, Mary E. Baran by Warranty Deed from J. Chad Wise, single, recorded 9/23/98 in Book 11122, Page 544, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ()X property known as **2138 UTOPIA AVENUE, NASHVILLE, TN 37211**

Witness my hand this 19th day of January, 2012

HENRY T. BARAN, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry T. Baran, Jr. the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 19th day of January, 2012.

Commission Expires: 3-10-2012

Notary Public

