THIS INSTRUMENT PREPARED BY:
Torrey S. Grimes
Attorney at Law
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BILL GARRETT, Davidson County
Trans:T20120022229 DEEDQC
Recvd: 03/27/12 13:57 2 pgs
Fees:12.00 Taxes:0.00
20120327-0026053

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **RACHEL BEATRICE MONTOURI** on this the 21 day of February, 2012, for and in consideration of the sum of *Zero Dollars and Zero Cents*, does hereby bargain, sell, release, remise, quit claim and convey unto **JAMES ANTHONY RAGAN** all right, title and interest in and to the following described real estate, to wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2:
Land in Davidson County, Tennessee, being part of Tract "F" on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee.

Beginning at a monument the same being the northwest rear corner of Lot No. 394; thence North 2 deg. 35' East 81.12 feet to a point; thence South 86 deg 59' East 42.89 feet to a point; thence South 4 deg. 26' East 94.55 feet to the northeast rear corner of Lot No. 394; thence with the rear line of Lot No. 394, 58 feet, more or less, to point of beginning, containing 0.10 acres.

Being the same property conveyed to Barbara R. Williams by deed from Donald W. Comstock and James E. Jose of record in Instrument No. 20000404-0033574, Register's Office for Davidson County, *

This Quitclaim Deed is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2331, Pages 145-146, said Register's Office.

Subject to restrictions of record in Book 2598, Page 49, said Register's Office.

This is improved property known as 324 Melpar Drive, Nashville, TN

IN TESTIMONY WHEREOF I have hereunto set my hand this 21 day of February, 2012.

*Further being the same property conveyed to Loyde R. Ragan and James A. Ragan by Deed dated January 15, 2008, and executed by Barbara R. Williams, and recorded as Instrument No. 20080122-0006468, said Register's Office.

Rachel Beatrice Montouri
RACHEL BEATRICE MONTOURI

STATE OF TENNESSEE
COUNTY OF Benton

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **RACHEL BEATRICE MONTOURI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be the person(s) within named and that

executed the foregoing instrument for the purpose therein contained.

STATE OF TENNESSEE NOTARY PUBLIC

Witness my hand and seal this 21 day of February, 2012.

Lisa Hicks
Notary Public

My commission expires: 8-20-14

OFFICIAL USE ONLY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is *Zero Dollars and Zero Cents*.

James A. Rogers
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 20 day of March, 2012.

SUMNER COUNTY TENNESSEE NOTARY PUBLIC CURTIS M. LINCOLN

Notary Public

My commission expires: 1-26-15