THIS INSTRUMENT PREPARED BY: ELIZABETH RYDER SYKES, ESQ., 150 FOURTH AVENUE, NORTH, SUITE 1850, NASHVILLE, TENNESSEE 37219.

This deed has been prepared based upon information supplied by the Grantor and no independent title search has been conducted.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
James B. O'Dell and Lisa A. O'Dell	–same--	117 040047.00
1803 Cedar Lane		
Nashville, TN 37212		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a re-conveyance, we, **JAMES O'DELL** and wife, **LISA O'DELL**, by these presents, do hereby quitclaim and convey unto **JAMES B. O'DELL** and wife, **LISA A. O'DELL**, **as tenants in common**, their successors, heirs and assigns, all of our right, title and interest in and to the following described tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the easterly 50 feet front and 46.55 feet rear of the westerly 100 feet front and 93.1 rear of Lot No. 250 on the plan of Belmont Land Company's Plan-Belmont Heights, of record in Book 421, Page 34, Register's Office for said County.
>
> Said portion of Lot no. 250, which is a corner lot, fronts 50 feet, on the southerly margin of Sweetbriar Avenue and fronts 175 feet, more or less, on the easterly margin of an alley, and extends back 46.5 feet on the southerly line and 175.00 feet, more or less, on the easterly line to a point of intersection.
>
> BEING the same property conveyed to James O'Dell and spouse, Lisa O'Dell, by warranty deed from Ann Hubbard Wells and spouse, Francis M. Wells, of record in Instrument No. 20040913-0110237, Register's Office for Davidson County, Tennessee.
>
> The said James B. O'Dell and James O'Dell being one and the same person; the said Lisa A. O'Dell and Lisa O'Dell being one and the same person.

BILL GARRETT, Davidson County
Trans:T20120031520 DEEDQC
Recvd: 04/30/12 15:44 3 pgs
Fees:17.00 Taxes:0.00
20120430-0036916

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

This is improved property known as 1915 Sweetbriar Avenue, Nashville, TN 37212.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 27th day of April, 2012.

JAMES O'DELL

Lisa A. O'Dell

LISA O'DELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 - .

Elizabeth Ryder Sykes
AFFIANT

Sworn to and subscribed before me this 27th day of April, 2012.

Donna Pogue
NOTARY PUBLIC

My Commission Expires: 9-8-2013

DONNA POGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Donna Pogue, a Notary Public in and for said County and State, personally appeared **JAMES O'DELL** and **LISA O 'DELL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 27th day of April, 2012.

Donna Pogue
NOTARY PUBLIC

My Commission Expires:
9-8-2013

DONNA POGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013