Preparer is not the person closing this transfer, and Parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation. Parties agree that preparer has not rendered advice regarding tax or estate matters.

ADDRESS NEW OWNER:	Willia ~~Garrett~~ Fitzgerald 908 Acklen Ave. Nashville, TN 37203	BILL GARRETT, Davidson County Trans:T20120031990 DEEDQC Recvd: 05/02/12 09:34 2 pgs Fees:22.00 Taxes:0.00 20120502-0037427
SEND TAX BILLS TO:	New Owner	
MAP-PARCEL NOS.	105-09-0 380	

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration with a value greater than Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, and for the express purposes of making a **re-conveyance to Willia Fitzgerald, a single woman**, I, **Willia M. Garrett AKA Willia Martin Fitzgerald,** (herein "Grantor") by these presents do hereby quitclaim and convey all of my interest to **Cindy S. Smith, Trustee**, (herein "Trustee") her successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 55 feet of Lot No. 30 on the Map of Waverly Land Company's Plan of Lots called Waverly Place, of record in Book 57, Page 95, said Register's Office.

Said part of Lot No. 30 fronts 50 feet on the northerly side Acklen, formerly Prospect, Avenue and runs back between parallel lines 225 feet to an alley.

Being the same property conveyed to Lee Ella Martin with the remainder to Willia Martin Fitzgerald, in fee simple, from Jonathan J. Foley, III, by Quitclaim Deed recorded on May 7, 1977, in Book 5121, Page 309, Register's Office for Davidson County, Tennessee. The said Lee Ella Martin and Willia Martin Fitzgerald conveyed their interest to Richard Manson, Trustee, who then as Trustee conveyed the subject property to Willia Martin Fitzgerald by Quitclaim Deed of Correction recorded on July 13, 1989, in Book 7888, Page 482, said Register's Office. Willia Martin Fitzgerald is one and the same person as Willia Fitzgerald and Willia Fitzgerald Garrett. See also Quitclaim Deed at Instrument No. 20120321-0024036, said Register's Office, wherein Jimmy L. Garrett conveyed his interest in the subject property to Willia M. Garrett. Willia M. Garrett is now unmarried.

This is improved property with a common address of 908 Acklen Ave., Nashville, TN 37203.

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

And now, I the said **Cindy S. Smith, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all of my interest in said property to **Willia Fitzgerald,** the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect said premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall refer to the appropriate gender as the context requires.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24th day of April 2012.

Willia M. Garrett AKA Willia Martin Fitzgerald

Cindy S. Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Willia M. Garrett AKA Willia Martin Fitzgerald,** with whom I am personally acquainted, or who 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 official seal at office this 24th day of April 2012.

Notary Public
My Commission Expires: 11/4/2013

ANDREW P. CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Cindy S. Smith, Trustee,** with whom I am personally acquainted, or who 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 official seal at office, this 24th day of April 2012.

Notary Public
My Commission Expires: 11/4/2013

ANDREW P. CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $zero.

Affiant

Subscribed and sworn to before me this 24th day of April 2012.

Notary Public
My Commission Expires 11/4/2013

ANDREW P. CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013