BILL GARRETT, Davidson County
Trans:T20120035261 DEEDQC
Recvd: 05/14/12 11:19 2 pgs
Fees:12.00 Taxes:0.00

20120514-0041369

This instrument prepared by:

James H. Harris III
Harris Martin Jones, P.A.
49 Music Square West
Suite 600
Nashville, TN 37203

Send Tax Bills To: Grantee
3540 Beckwith Rd.
Mt. Juliet, TN 37122

MAP 119-13 Parcel 203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Brenda J. Boyd, Affiant
Subscribed and sworn before me this the
14 Day of May, 2012.
Brandi Wheeler, Deputy Register

For recorder's use only

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

This quitclaim deed is made and entered into on this 14 day of May, 2012, between Brenda J. Boyd ("Grantor") whose address is 3540 Beckwith Road, Mt. Juliet, TN 37122 and Group One Limited Partnership ("Grantee") whose address is 3540 Beckwith Road, Mt. Juliet, TN 37122.

FOR A VALUABLE CONSIDERATION, in the amount of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby remises, releases, and forever quitclaims to Grantee, all of Grantor's right, title, interest and claim to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the City of Nashville, County of Davidson, State of Tennessee described as follows:

> Certain tracts or parcels of land in the Sixth (formerly Ninth) Civil District of Davidson County, Tennessee, being Lot Numbers Eighty-Two (82) and Eighty-Three (83) in the property known as College Heights, a plan of which is recorded in Plat Book 332, page 19, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Jesse J. Boyd by deed from Metropolitan Housing & Development Agency, of record in Book 9609, page 592, said Register's Office.
> Lots 83 and 82 may not be sold independent of one another and only one single family dwelling may be constructed on the two lots.

PRIOR DEED REFERENCE BOOK 9687 pg. 195 - JESSE J. BOYD NOW DECEASED.

The property is commonly known as 518 Radnor Street, Nashville, TN 37211, and this conveyance is subject to all, if any, valid easements, rights of way, covenants, conditions, reservations, and restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto Grantee, Grantee's heirs, successors and/or assigns forever.

forever; so that neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any right or title to the property described above, or any of the buildings, appurtenances and improvements thereon.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this 14 day of May, 2012.

Brenda J. Boyd, Grantor

State of Tennessee,

County of Davidson.

On this 14th day of May, 2012, before me appeared Brenda J. Boyd, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, acknowledged that she executed the same as her own free act and deed.

Notary Public

My commission expires: 11-03-15

MELINDA HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.