BILL GARRETT, Davidson County
Trans:T20120038527 DEEDQC
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THIS INSTRUMENT PREPARED BY:

Hollins, Raybin & Weissman, P.C.
Attorneys at Law
424 Church Street, Suite 2200
Nashville, Tennessee 37219
615-256-6666 615-254-4254-fax

FROM: Roy Porter Carter ("Grantor")

TO: Maria Davis Carter ("Grantee")
1026 Battery Lane
Nashville, Tennessee 37220

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO:**
Maria Davis Carter 1026 Battery Lane Nashville, Tennessee 37220	Same	131-12-79

QUITCLAIM DEED

FOR AND IN CONSIDERATION of a divorce, I, Roy Porter Carter, by these presents do hereby quitclaim and convey to Maria Davis Carter, her heirs and assigns, my entire undivided interest in and to the following described real property:

LAND in Davidson County, Tennessee:

Being the easterly 150 feet of Lot No. 25 on the Map of Zenaida Place, not of record, described according to survey by Z.J. Wilkinson dated August 11, 1948, as follows:
Beginning at a point in the center line of Battery Lane at the southwesterly corner of J.R. Hickman property (Book 1938, page 315, RODCT) and being the common front corner to Lots 25 and 26; thence, with Hickman's westerly line, N 3° 30' E, 425.00 feet to the common corner of Lots 24 and 25, a point at or near the southeasterly corner of the J.D. Scobey property (Book 2092, page 449, RODCT); thence, with the lines between said lots and being Scobey's southerly line, the N 87° 30' W, 170.2 feet to a point at the northeasterly corner of the Hugh F. Charlton, Jr., property (Book 1638, page 296, RODCT); thence, with Charlton's easterly line, S 0° 25' W, 425.0 feet to an iron spike in the center line of said Battery Lane; thence, with the center line of same, S 87° 30' E, 150 feet to the point of beginning, containing 1.57 acres, more or less.

Being the same property conveyed to Roy P. Carter and Wife, Maria D. Carter, by Warranty Deed from Larry E. Parker and Deborah Maxwell of record in Book 8415, Page 78, in the Register's Office for Davidson County, Tennessee.

This improved property is known as 1026 Battery Lane, Nashville, Tennessee 37220.

THIS CONVEYANCE is made subject to all applicable easements, restrictions and building setback lines of record in said Register's Office for Davidson County, Tennessee.

AND NOW, I, the said, Roy Porter Carter, do hereby quitclaim and convey unto Maria Davis Carter, her heirs and assigns, all of my interest in the property herein above described and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS the execution of this deed on the day and year first above written.

Roy Porter Carter

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 10th day of May, 2012, before me personally appeared Roy Porter Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that she (or they) executed the same as her (or their) free act and deed.

NOTARY PUBLIC
My Commission Expires: My Commission Expires 01/06/2014

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $-0-.

Roy Porter Carter

Subscribed and sworn to before me this 10th day of May, 2012.

NOTARY PUBLIC
My Commission Expires: My Commission Expires 01/06/2014

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.