03

Realty Title

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0- AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2012. NOTARY PUBLIC MY COMMISSION EXPIRES: 2/11/2013 (AFFIX SEAL)

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Georgia Richmond & Quinette Ezelll, as Tenants in Common with Right of Survivorship	New owners	
(NAME) 921 Waldkirch Avenue	(NAME)	105-13-372
(STREET ADDRESS) Nashville, TN 37204	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Georgia Richmond by these presents, quitclaims and conveys unto Georgia Richmond and Quinette Ezell, as Tenants in Common with Right of Survivorship, all of her right, title and interest, with full power to sell, mortgage or convey without the joinder of any beneficiary, for the following tract or parcel of land, to-wit:

A certain tract of land in Davidson County, Tennessee described as follows, to-wit:

Being Part of Lot No. 4 on the Plan of the Jacob Schmidt Lands, as of record in Book 547, Page 120, Register's Office for said County, and described from a Property Line Agreement between Howard F. Martin and wife, *et. al.*, of record in Book 1944, Page 556, Register's Office for said County, as follows:

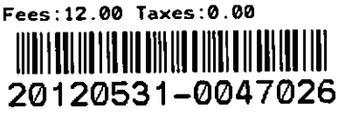
BEGINNING at a point in the southerly margin of Waldkirch Avenue at a point 257 feet East of the East margin of 10th Avenue South, and Waldkirch Avenue; thence at an angle to the right 92° South 74 feet to an iron pin; thence South 5° 30' East 114 feet to a point in the North margin of an alley, which point is 256 feet East of the East margin of 10th Avenue South; thence easterly with said alley 50 feet to a point in the line between Lots Nos. 4 & 5; thence North 5° 30' West 114 feet to an iron pin; thence northerly 74 feet to the South margin of Waldkirch Avenue at the corner of Lots Nos. 4 & 5; thence westerly with Waldkirch Avenue 50 feet to the point of beginning.

Being the same property conveyed to Spencer G. Perkins and wife, Frankie Edith Perkins by deed from Howard F. Martin and wife, of record in 2493, Page 607, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 921 Waldkirch Avenue South, Nashville, TN 37204.

BILL GARRETT, Davidson County
Trans:T20120039778 DEEDQC
Recvd: 05/31/12 09:28 2 pgs
Fees:12.00 Taxes:0.00



20120531-0047026

Witness my hand this 29th day of May, 2012.

Georgia Mai Richmond

Georgia Richmond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Georgia Richmond, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained and in the capacity thereof.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2012.

Commission expires:

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013