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BILL GARRETT, Davidson County
Trans:T20120044851 DEEDQC
Recvd: 06/18/12 14:04 2 pgs
Fees:12.00 Taxes:0.00

20120618-0053259

Realty Title

FORM No. WD-1

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 14th DAY OF June 2012. NOTARY PUBLIC MY COMMISSION EXPIRES: 9/22/14 (AFFIX SEAL)

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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
Edith M. Sweeney	NEW OWNER	72-09-0-281
(NAME) 804 Fairwin Avenue	(NAME)	
(STREET ADDRESS) Nashville, TN 37216	(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, Edith M. Sweeney, by these presents, quitclaims and conveys unto Edith M. Sweeney and husband, Lonnie R. Sweeney, all of her right, title and interest in and to the following tract or parcel of land, to-wit:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being the west 100 feet of the east 153.4 feet of Lot Nos. 43, 44, and 45, on the Map of Eskridge Subdivision of part of the W. B. Franklin Property of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Said parts of said Lots front 100 feet on the South side of Fairwin Avenue and run back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Edith Sweeney and husband, Lonnie Ray Sweeney by deed from Martha Ann Montgomery and Gerald Wayne Mattox, dated April 19, 1996, recorded April 22, 1996, in Book 10023, Page 387, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Edith M. Sweeney by Quitclaim Deed from Lonnie Ray Sweeney, dated January 26, 2001, recorded February 6, 2001, of record in Instrument No. 20010206-0011723, Register's for Davidson County, Tennessee.

Edith M. Sweeney and Edith Sweeney being one and the same person. Lonnie R. Sweeney and Lonnie Ray Sweeney being one and the same person.

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 804 Fairwin Avenue, Nashville, TN.

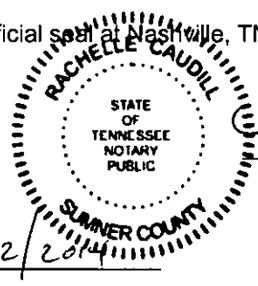
Witness my hand this 14th day of June, 2012.

Edith M. Sweeney
Edith M. Sweeney

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, Edith M. Sweeney, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 14th day of June, 2012.



Rachelle Caudill
Notary Public

My commission expires: 9/22/2014