BILL GARRETT, Davidson County
Trans:T20120077177 DEEDQC
Recvd: 10/10/12 15:58 4 pgs
Fees:22.00 Taxes:0.00
20121010-0092996

This Instrument Prepared By:
Andrea P. Perry, Esq.
**BONE MCALLESTER NORTON PLLC**
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| Belinda Campbell<br>1034 Monroe Street<br>Nashville, Tennessee 37208 | SAME | 081-16-0-154.00 |

**FOR AND IN CONSIDERATION** of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FREDERICK E. MCDONALD**, a single person ("Grantor"), does hereby quitclaim and convey unto **BELINDA F. CAMPBELL,** a single person ("Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the real property located in Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without benefit of title search or abstract and the preparer gives no opinion as to title.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 9th day of October, 2012.

GRANTOR:

Frederick E. McDonald

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Frederick E. McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 9th day of October, 2012.

Notary Public
My Commission Expires: 11-7-13

Notary Seal ~~present~~,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 9th day of October, 2012.

NOTARY PUBLIC

My Commission Expires:

11-7-12

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

EXHIBIT A

Legal Descriptions

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

A certain tract or parcel of land in Davidson County, Tennessee, being part of lots Nos. 94 and 95 of the plan laid off by D.T. McGavock and others as of record in Plan Book No. 21, page 23, Register's Office for said County, described as follows:

Beginning on the northern line of Ophelia Avenue, now Monroe Street, at the southwestern corner of Isaac Osgood's lot (since owned by Battenschlag); running thence northwardly along the line of the said Osgood lot, passing his corner to a point opposite the center of a 12 foot alley, 111 feet, more or less; thence at right angles westwardly 52 feet, more or less, to the line of the lot heretofore, sold to Theo E. Kirschaefer and since owned by N.C. Beck; thence southwardly along the line of his lot 96 feet, more or less, to said Monroe Street; thence eastwardly along the line of said street 55 feet, more or less, to the beginning.

Being the same property conveyed to James McDonald and wife, Mary Louise McDonald, by deed from Oscar Short (a widower), dated July 23, 1960, recorded August 06, 1960, of record in Book 3103, page 432, in the Register's Office for Davidson County, Tennessee. The said James McDonald died March 14, 1986, thereby vesting title in Mary Louise McDonald as surviving tenant by the entirety. Mary Louise McDonald died on January 29, 2012, and her estate has been probated in the Probate Court for Davidson County, Tennessee in Docket No. 12P-1510. Under her Last Will and Testament, Belinda F. Campbell, George D. McDonald, Frederick E. McDonald, and Marcus Antwain Campbell were devised the above-referenced property.

This is improved property known as 1034 Monroe Street, Nashville, Tennessee 37208.