QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20120092684 DEEDQC
Recvd: 12/04/12 15:37 2 pgs
Fees:12.00 Taxes:0.00
20121204-0111642

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Anne C Martin

Subscribed and sworn to before me, this the 4th day of December, 2012.

Sharon M Poore
Notary Public

My Commission Expires: June 21, 2016

SHARON M. POORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
4310 Colorado Avenue Nashville, TN 37209	103 04 0 243.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, Richard Andrew Abernathy ("Grantor") do hereby quitclaim and convey unto Anne Clayton Martin ("Grantee"), her heirs and representatives, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, Being Lot No. 31 on the Plan of West End Annex as subdivided by the Sylvan Park Land Company as of record in Book 332, page 61, Register's Office for said County.

Said Lot No. 31 fronts 100 feet on the northerly side of Colorado Avenue, formerly 9th Street or Avenue and runs back between parallel lines 162.9 feet more or less to an alley.

BEING the same property conveyed to Anne C. Martin and husband, Richard Abernathy by Quitclaim Deed from Anne C. Martin and Richard Abernathy, her husband, and James C. Martin and wife, Ada P. Martin, dated July 2, 2001, recorded November 19, 2001, of record in Instrument No. 200111190126196, in the Register's Office for Davidson County, Tennessee. ALSO ACQUIRED by instruments of record in Instrument No. 200111190126194, and in Book 10213, page 282, said Register's Office.

This is improved property known as 4310 Colorado Avenue, Nashville, Tennessee, 37209. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29 day of November, 2012.

Richard Andrew Abernathy

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard A. Abernathy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29 day of November, 2012.

NOTARY PUBLIC

My Commission Expires: ~~My Commission Expires:~~
July 26, 2015

AMANDA SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY