Prepared By and Return To:
Clarity Title, LLC
1550 N. Mt. Juliet Road, Ste. 102
Mt. Juliet, TN 37122

State of Tennessee
County of Wilson

The actual consideration of true value whichever is greater is **$0.00**

Affiant

Subscribed and sworn to before me, this 5th day of February, 2013.

Notary Public
My Commission Expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130010080 DEEDQC
Recvd: 02/06/13 08:49 2 pgs
Fees:12.00 Taxes:0.00
20130206-0012142

QUIT CLAIM DEED

OWNER
John L. Freund
804 Lakemont Drive
Nashville, TN 37220

SEND TAX BILLS TO:
John L. Freund
804 Lakemont Drive
Nashville, TN 37220

MAP & PARCEL
08309000500

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMES GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **John L. Freund, married,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUIT CLAIM, TRANSFER AND CONVEY ALL HIS RIGHT, TITLE AND INTEREST UNTO **John L. Freund and wife, Linda F. Freund,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being (1) part of Lot 54, (2) Lot 55, and (3) Lot 56 on the Plan of D.D. Philips Silverdene Park subdivision as of record in Book 421, Page 31 in the Register's Office for Davidson County, Tennessee.

{1) The said part of Lot 54 (the northwesterly right of way line of Main Street adjoins Lot 54) above is more particularly described according to a survey made November 11, 1965, and as revised November 15, 1965, by Barge, Waggoner & Suaner, Engineers, as follows:

Beginning at an iron pin in the east margin of North Tenth Street; thence south 25 degrees 02 minutes 30 seconds east, 14.36 feet to an iron pin which is the beginning of a curve with a radius of 24.00 feet; thence around said curve 32.88 feet to another iron pin; which is the beginning of another curve with a radius of 300.00 feet; thence around said curve 38.95 feet to an iron pin, the beginning of another curve; thence around said curve 52.30 feet to an iron pin; thence south 65 degrees 01 minute west, 40.00 feet to an iron pin in the easterly margin of Alley No. 277 1/2; thence with the margin of said alley, north 25 degrees 02 minutes 30 seconds west, 44.95 feet to an iron pin; thence north 64 degrees 57 minutes 30 seconds east 150.02 feet to the point of beginning.

(2) The said Lot 55 fronts 50 feet on the westerly right of way line of Tenth Street (also known as 10th Street) and extends back between parallel side boundary lines 150 feet to an alley.

(3) The said Lot 56 fronts 57 feet on the westerly right of way line of Tenth Street also known as 10th Street) and extends back between parallel side boundary lines 150 feet to an alley.

Being the same property conveyed to John L. Freund, married by Warranty Deed dated April 30, 1990 from Sherry G. Hunter, a widow, and filed of record on May 16, 1990 in Book 8109, Page 642, Register's Office for Davidson County, Tennessee.

This is **Improved** property known as 975 Main Street, Nashville, TN 37206

Witness my hand this 5th **day of** February, **2013.**

John L. Freund

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **John L. Freund** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this the 5th **day of** February, **2013.**

Notary Public
My Commission Expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(Seal)