BILL GARRETT, Davidson County
Trans:T20130029056 DEEDQC
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20130410-0035329

Prepared By:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
Joseph Martin 146 Fain Street. Nashville, TN 37210	NEW OWNER	093.16-0-315.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Deborah Martin,** unmarried, has this day bargained and sold, and does hereby transfer and convey unto the said **Joseph Martin,** a single man, the Grantee(s) herein, his (successors), heirs and assigns, all her right title and interest in certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being part of Block "D" on the Plan of the subdivision of the Homestead Block of the Hermitage Addition, as of record in Book 57, page 76, Register's Office for Davidson County, Tennessee, being the westerly 45 feet of Lot No. 3 on the Plan of the Subdivision of said Block "D", not of record, described as follows:

BEGINNING on the northerly margin of Fain Street, formerly Hermitage Avenue, at a point 100 feet east of the easterly margin of Decatur Avenue, said point being the corner of Lot No. 2 and 3 on said unrecorded plan; thence with the line between said two lots, northwardly 127 feet to the southerly margin of I-40; thence with I-40, eastwardly 47.5 feet; thence southwardly and parallel with the line between said Lot Nos. 2 and 3, 114 feet to the northerly margin of Fain Street; thence with said street, westwardly 45 feet to the beginning.

Being the same property conveyed to Henry Martin and wife, Deborah Martin and Joseph Martin by deed from John Hipps, of record in Instrument No. 200705030053323, Register's for Davidson County, Tennessee. The said Henry Martin having died on December 20, 2009.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 146 Fain Street, Nashville, TN 37210

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of April, 2013

Deborah Martin

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 bargainor(s), **Deborah Martin**, 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 therein contained.

Witness my hand, at Brentwood, Tennessee, this 8th day of April, 2013

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public

My Commission Expires:

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater, for this transfer is $0.00.

Jessi Starr Alexander
(Affiant)

Notary

Commission Expires: 3/24/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY