BILL GARRETT, Davidson County
Trans:T20130030773 DEEDQC
Recvd: 04/15/13 15:21 1 pgs
Fees:12.00 Taxes:0.00
20130415-0037372

NEW OWNER AND
TAX BILLS TO BE SENT TO:
CENLAR, FSB
425 PHILLIPS BLVD.
EWING, NJ 08618

**Prepared By & Return To:**
**Scott D. Jackson, Esq.**
**Southeast Claims Center**
**Old Republic National Title Insurance Co.**
**P.O. Box 628600**
**Orlando, FL 32862-8600**

MELANIE A. FLESH
Notary Public - State of Florida
My Comm. Expires Aug 20, 2013
Commission # DD 918436

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ORANGE
THE ACTUAL CONSIDERATION [redacted] FOR THIS TRANSFER IS $0.00.

AFFIANT

Subscribed and sworn before me, this the 4th day of April, 2013.

NOTARY PUBLIC
My Commission Expires: 8/20/2013

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the Sum of $0.00 Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Mary Helen Preston**, P.O. Box 3691, Brentwood, TN 37024, Grantor, does hereby quitclaim and convey unto **Cenlar, FSB,** 425 Phillips Blvd., Ewing, NJ 08618, Grantee, its successors and assigns, all of my right, title, and interest in and to a certain lot of land located in Davidson County, Tennessee and described as follows:

*Lot 33 of the Weakley and Dodd's Subdivision of record in Book 6050, Page 581, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more accurate description.* Being the same property conveyed to Leslie E. Smith by deed of record in Book 7986, page 575. Leslie E. Smith having since died on or about March 18, 1992 leaving Mary Helen Smith Preston as her heir-at-law as evidenced in Affidavit of Heirship of record as Instrument No. 20050104-0001010.

*Parcel ID Number: 071-14-0-003.00*

*Property Known as: 125 Fern Avenue, Nashville, TN 37207*

*N.B., This deed is being executed for the purpose of conveying the interest per the terms of an Installment Deed dated 03/19/1992 and recorded at Book 10427, Page 344.*

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS THEREOF, the Grantor has caused this instrument to be executed on this 5th day of March, 2013.

Mary Helen Preston
Grantor

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, Beverley R. Stiverson, a Notary Public in and for said state and county, Mary Helen Preston, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 05th day of March, 2013.

Print Name: Beverley R Stiverson
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES ON ~~NOVEMBER 24, 2013.~~

BEVERLEY R. STIVERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY