Compliments of:

CALLAHAN WITHERINGTON, PLLC
209 10th Avenue South Suite 506
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Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130045096 DEEDQC
Recvd: 05/30/13 14:30 3 pgs
Fees:17.00 Taxes:0.00
20130530-0054603

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **JOSEPH N. STEAKLEY,** by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto **BRENDA C. STEAKLEY,** her heirs and assigns forever, the property described as follows:

WITNESSETH

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record, described according to a survey made by William A. Pitts, February 7, 1947.

Beginning on the northerly margin of Tyne Boulevard at the corner of Lots Nos. 6 and 7; thence with the line between said lots, North 2 degrees 29 minutes East 450.6 feet to the south line of Gateway Acres, Second Addition; thence with said line, westwardly 300 feet to the corner of lots Nos. 7 and 8; thence with the line between said lots, southwardly 463 feet to the northerly margin of Tyne Boulevard; thence with the northerly margin of same, eastwardly 300 feet to the beginning.

Being the same property conveyed to Joseph N. Steakley and wife, Brenda C. Steakley by Warranty Deed dated September 29, 2006 of record in Instrument Number 20061003-0122634, Register's Office for Davidson County, Tennessee.

Together with easement for electrical service and maintenance of record in Instrument No. 20000320-0028099 and described as follows:

A triangular strip of land at the common front corners of Lots 6 and 7, Addition to Lealand Manor, a part of the Overton Lea Estates, thence North 2 degrees 29 minutes 44 seconds East 30.60 feet along the common margins of two lots to a point; thence entering Lot No. 6 South 30 degrees 53 minutes 5 seconds East a distance of 38.95 feet to a point; thence along the northerly margin of Tyne Boulevard a distance of 21.52

feet to the point of beginning.

This conveyance is made subject to:

1. 2013 City/County taxes
2. Restrictive covenants contained in an instrument of record in Book 1081, page 643, Book 1813, page 304, Book 1881, page 496, Register's Office for Davidson County, Tennessee (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6288, page 522, Register's Office for Davidson County, Tennessee.
4. Obligations contained in easement recorded in Instrument No. 20000320-0028099, Register's Office for Davidson County, Tennessee.

This improved property is known as **1012 Tyne Boulevard, Nashville, Davidson County, Tennessee 37220.**

Joseph N. Steakley

JOSEPH N. STEAKLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Joseph N. Steakley, with whom I am personally acquainted, and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, on this the 20 day of May, 2013.

Betty Sue Malecha

Notary Public
My Commission Expires: May 5, 2015

BETTYE SUE MALECHA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
May 5, 2015

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer is **NONE**. The purpose of this conveyance is to convey property from husband to wife in connection with an Estate Plan.

Brenda C Steakley

Affiant

SWORN TO AND SUBSCRIBED before me, this the 20 day of May, 2013.

Bettye Sue Malecha

Notary Public

My Commission Expires May 5, 2015

MAP NO. 145.04-0
PARCEL NO. 016.00

MAIL TAX BILLS TO:

Brenda C. Steakley
1012 Tyne Boulevard
Nashville, TN 37220

BETTYE SUE MALECHA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
May 5, 2015

NEW PROPERTY OWNER AND PROPERTY ADDRESS:

Brenda C. Steakley
1012 Tyne Boulevard
Nashville, TN 37220

THIS INSTRUMENT PREPARED BY:
CALLAHAN WITHERINGTON, PLLC
209 10TH AVENUE S
SUITE 506
NASHVILLE, TN 37203