This instrument prepared by:
(And return to :)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20130063409 DEEDQC
Recvd: 07/25/13 11:00 2 pgs
Fees:12.00 Taxes:0.00
20130725-0076988

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Ronald E. Dunn 1218 Argle Avenue Madison, TN 37115	SAME	51-12/63

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Esther Mae Dunn**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Esther Mae Dunn, a widow and Ronald E. Dunn, an unmarried man as joint tenants with right of survivorship** (the "Grantee"), his successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 50, on the Map of Morningside Heights, Section 1, as shown on plat of record in Plat Book 1130, page 76, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the east margin of Argle Avenue at the corner of Lots No. 50 and 51; thence with the line between said lots easterly 150 feet to a point; thence south 16 deg. West 78.3 feet to the north margin of Beckley Drive; thence with the margin of the same, westerly 120 feet to a concrete monument set at the beginning of a curve; thence around said curve in a northwesterly direction 46.94 feet to a concrete monument in east margin of Argle Avenue; thence with the margin of the same, northerly 50 feet to the beginning.

Being the same property conveyed to Esther Mae Dunn by Deed of Record in Instrument # 20041105-0133841, recorded 11/05/04, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the priorrecorded deed.

This is improved property known as: 1218 Argle Avenue, Madison, Tennessee 37115

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

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 hands this 10th day of July, 2013

Esther Mae Dunn
GRANTOR- **Esther Mae Dunn**

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 **Esther Mae Dunn**, the bargainor, 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 and official seal at Nashville, Tennessee, this 10th day of July, 2013.

Deborah Tubbs
Notary Public

My Commission Expires:
8-17-15

DEBORAH TUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 8-17-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.

Kelly Lynn Davis
Affiant

Subscribed and sworn before me this 10th day of July, 2013.

Deborah Tubbs
NOTARY PUBLIC

My Commission Expires: 8-17-15

DEBORAH TUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 8-17-15