THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF GRANTOR WITHOUT THE BENEFIT OF TITLE SEARCH OR SURVEY BY:

LARRY B. HOOVER
ATTORNEY AT LAW
1222 16th AVENUE SOUTH, Ste 12
NASHVILLE, TENNESSEE 37212

BILL GARRETT, Davidson County
Trans:T20130073408 DEEDQC
Recvd: 08/26/13 10:44 4 pgs
Fees:22.00 Taxes:0.00
20130826-0089603

ADDRESS NEW OWNER:
Robert T. Shinault
Felicia Shinault
1012 Delmas Avenue
Nashville, TN 37216

MORTGAGE:

SEND TAX BILLS:
Same as above

MAP-PARCEL:
Map:
Parcel: 072090242

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00), cash in hand paid by the hereinafter named Grantee, in consideration of the parties', and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, **Robert T. Shinault** hereinafter called the Grantor, have bargained and sold and do hereby quitclaim and convey unto **Robert T. Shinault** and wife **Felicia Shinault**, a married couple, hereinafter called the Grantees, heirs, successors and assigns, my right, title and interest in and to the following described tract or parcel of land located at 1012 Delmas Avenue, Nashville, TN 37216, to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 39, on the Plan of East Hill Addition as of record in Plat Book 332, page 33, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Said Westerly 50 Feet of lot 39 fronts, 50 feet on te southerly side of Delmas Avenue and runs back between parallel lines 191 feet to the south line of the above mentioned plan.

Being the same property conveyed to Metropolitan Development and Housing Agency by Clerks Deed from Richard R. Rooker Clerk of the Circuit Court of record in Book 10858, page 151, Register's office for Davidson County, Tennessee and also by deed #20011211-0136665.

Being the same property conveyed to Robert Shinault and wife Artanya L. Shinault by Nashville Homestead Corporation by way of Warranty deed received on December 11, 2001 and recorded in the Davidson County Register of Deeds Office under #2011211-0136666.

Being the same property conveyed to Robert Shinault due to the death of Artanya L. Shinault in the Davidson County Register of Deeds under recording number __20130819-0086889_

Subject to all matters of record in plat book 332, page 33, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the register's office for Davidson County, Tennessee.

Improved property known as 1012 Delmas Avenue, Nashville, TN 37216

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 19 day of Aug, 2013.

Robert Shinault

ROBERT T. SHINAULT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Larry Hoover, Notary Public, the within named Robert T. Shinalut, the bargainor with whom I am personally acquainted or was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

SWORN and SUBSCRIBED to before me on this the 19 day of Aug, 2013.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-9-2014

LARRY B. HOOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ONE Dollar ($1).

Robert Shinault
AFFIANT

SWORN and SUBSCRIBED to before me on this the 19 day of Aug, 2013.

LARRY B. HOOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-9-2014