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This Instrument Prepared From Information and
Documents Provided By The Parties, By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

FROM: KATHERINE A. SHADOIN

TO: JOHN T. GWIN, TRUSTEE

AND

FROM: JOHN T. GWIN, TRUSTEE

TO: KATHERINE A. SHADOIN, EARL ANDREWS and RONALD A. JOHNSON, SR.

54 APR 25 PM 12:23
FELIX ... REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE
42590

ADDRESS NEW OWNER:
KATHERINE A. SHADOIN, et al
318 Jacksonian Drive
Hermitage, Tennessee 37076

SEND TAX BILLS:
To Owners

MORTGAGEE:

MAP AND PARCEL:
Map 75 - 13
Group
Parcel 125

QUITCLAIM DEED

7359 04/25 0101 03CHECK 12.00

FOR AND IN CONSIDERATION of the love and affection which I have for my Brother and my Nephew, and for other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of making a reconveyance to create a joint tenancy with rights of survivorship among Katherine A. Shadoin, Earl Andrews and Ronald A. Johnson, Sr., the survivor to take the whole, thus I, **KATHERINE A. SHADOIN**, have bargained and sold and by these presents do quitclaim and convey unto **JOHN T. GWIN, TRUSTEE**, his successors and assigns, all of my right, title and interest in and to 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. 7 on the Plan of Hermitage Hills, Section I, as of record in Book 2900, pages 48 and 49, Register's Office for said County.

Said Lot No. 7 fronts 80 feet on the southwesterly side of Jacksonian Drive, and runs back 186 feet on the southeasterly line and 180 feet on the northwesterly line to a dead line in the rear measuring 80.25 feet thereon.

Being the same property conveyed to Ralph B. Shadoin and wife, Katherine A. Shadoin, by deed from Clarence E. Elrod, as of record in Book 3074, page 621, Register's Office for Davidson County, Tennessee. The said Ralph B. Shadoin has since died, on September 18, 1984, leaving the said Katherine A. Shadoin as sole surviving tenant by the entireties.

This is improved property known as 318 Jacksonian Drive, Hermitage, Tennessee 37076.

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

And now I, the said **JOHN T. GWIN, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **KATHERINE A. SHADOIN, EARL ANDREWS and RONALD A. JOHNSON, SR.**, as joint tenants with rights of survivorship among themselves, the survivor to take the whole; all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects if any and encumbrances as may affect the premises.

This instrument was prepared without title search or legal advice, none having been requested, from documents and information provided by the parties.

IN WITNESS WHEREOF, we have hereunto set our hands this the 22nd day of April, 1994.

Katherine A. Shadoin
KATHERINE A. SHADOIN

JOHN T. GWIN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **KATHERINE A. SHADOIN**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 21st day of April, 1994.

Judy H. Krosshair
NOTARY PUBLIC

My Commission Expires: 07-26-96

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **JOHN T. GWIN, TRUSTEE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office in Hermitage, Tennessee, this the 21st day of April, 1994.

Amy S. Conatser
NOTARY PUBLIC

My Commission Expires: 2-3-1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ none .

Earl Arthur
AFFIANT

Subscribed and sworn to before me
this 21st day of April, 1994.

Amy S. Conatser
NOTARY PUBLIC
My Commission Expires: 2-3-1997