QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Johnny W. Spears et al 2902 McCampbell Avenue Nashville, TN 37214	(same)	Map/Parcel 096-06-0 074.00 03DZ 5772B

FOR AND IN CONSIDERATION of love and affection and One dollar ($1.00), cash in hand, paid, the receipt of which is hereby acknowledged, I, Johnny W. Spears, an unmarried person, by these presents do hereby quitclaim and convey unto Johnny W. Spears (an unmarried person), and Jennifer S. King (a married woman), jointly with rights of survivorship, their heirs, successors and assigns, forever, all his right, title and interest in and to the following described tract of land situated in Davidson County, State of Tennessee, and being further described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Cloverhill Section No. 1, of record in Book 2083, Page 38, Register's Office for said County. Said Lot No. 5 fronts 70.0 feet on the south side of McCampbell Road and runs back between lines 290.0 feet on the West line and 292.0 feet on the East line, to a dead line in the rear which is a broken line, measuring 73.8 feet thereon.

Being the same property conveyed to Johnny W. Spears, from Joseph A. Spears, Marilyn S. Mills and Jennifer S. Mills by quitclaim deed of record in Book 9181, Page 701, Register's Office for Davidson County, Tennessee.

The purpose of this conveyance is estate planning

This conveyance is subject to any restrictions or easements of record or not.

Being improved property known as: 2902 McCampbell Ave Nashville TN 37214

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

Witness my hand on this 5th day of February, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

54,6456

PICK-UP
99 FEB -8 PM 12:58
RECEIVED IN REGISTER
DAVIDSON COUNTY, TN

Johnny W. Spears
(An unmarried person)

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, Johnny W. Spears, an unmarried person, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of February, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-23-2000

3134 02/08 0101 03CHECK 10.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

Subscribed and sworn to before me, this the 5th day of February, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-23-2000

THIS INSTRUMENT PREPARED BY:**
Amanda J. McClendon
Attorney at Law
2806 Bransford Avenue
Nashville, TN 37204-3102
(615) 298-4466

****From information provided by the Grantee. Preparer makes no warranty as to validity of title, or encumbrances, or liens, or restrictions against the herein described real property. Additionally, Preparer makes no warranty or representations regarding Federal or State taxation of the foregoing transaction.**