Instr:200003310032158 Page: 1 OF 2
REC'D FOR REC 03/31/2000 8:20:22AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

PICK-UP

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 for the purposes of estate planning, **we, Johnny W. Spears, an unmarried person, and Jennifer S. King (a married woman)** by these presents do hereby quitclaim and convey unto James Edward Tue, Trustee, his successors and assigns, **our undivided interests** to the following described tract of land located in Davidson County, Tennessee being more specifically 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, an unmarried person, and Jennifer S. King, a married woman, by deed from Johnny W. Spears, of record in Book 11331 Page 916 Registers Office of Davidson County, Tennessee.
>
> The purpose of this conveyance is clarification of the previous deed and estate planning.
>
> Neither Jennifer S. King or her Husband have resided upon said realty at all during their marriage.

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.

And now, I, the said James Edward Tue, **Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Johnny W. Spears (an unmarried person) as estate for his life measured by his life, remainder in fee to Marilyn Suzanne Spears (an unmarried woman) and Jennifer S. King (a married woman), both as tenants in common, a one-half undivided interest each.** their heirs, and assigns, 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 and encumbrances as may affect the premises, as above set forth or as found of record.

IN WITNESS WHEREOF we have placed our signatures on this 29th day of March, 2000, at Nashville, Davidson County, Tennessee.

Johnny W. Spears

Jennifer S. King

James Edward Tue, Trustee

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 and Jennifer S. King, the Bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of March, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-23-2000

****

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 James Edward Tue, Trustee, the bargainor(s), with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee this 29th day of March, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-23-2000

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ ZERO.

AFFIANT

Subscribed and sworn to before me, this the 29th day of March, 2000.

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** Johnny W. Spears. **Preparer makes no warranty as to validity of title, or encumbrances, or liens, or restrictions against the herein described real property.**