THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075

Davidson County DEEDQC
Recvd: 03/17/03 15:30 2pgs
Fees:17.00 Taxes:0.00
20030317-0035393

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

QUITCLAIM DEED TO CREATE JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Brian D. Manning and wife, Mary O. Manning	**Brian D. Manning 201 Churchill Crossing Madison TN 37115**	**34 3B 201**

FOR AND IN CONSIDERATION of the love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to me and Mary O. Manning to create a joint tenancy with the right of survivorship, I, **BRIAN D. MANNING**, by these presents do hereby quitclaim and convey unto **RONALD B. BUCHANAN, Trustee**, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 201, Building 2 on the Plan of Churchill Crossing Condominiums, of record in Plat Book 7900, Page 25, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Brian D. Manning by deed from Matthew J. Frankel, dated February 12, 2003, and filed for record as Instrument Number 20030220002633 Register's Office for Davidson County, Tennessee.

And now, I, the said, **RONALD B. BUCHANAN, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **BRIAN D. MANNING and wife, MARY O. MANNING,** as joint tenants with the right of survivorship, 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.

IN WITNESS WHEREOF, we have hereunto set our hands effective the 10th day of March, 2003.

BRIAN D. MANNING

RONALD B. BUCHANAN, *Trustee*

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 10 day of March, 2003.

NOTARY PUBLIC

My Comm. Expires: 7.21.03

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, BRIAN D. MANNING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville Tennessee, on this the 10th day of March, 2003.

NOTARY PUBLIC

My Comm. Expires: 7.21.04

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RONALD B. BUCHANAN, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 10th day of March, 2003.

NOTARY PUBLIC

My Comm. Expires: 7-21-04

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