Davidson County DEEDQC
Recvd: 09/07/04 12:58 2pgs
Fees:17.00 Taxes:0.00

20040907-0107730

QUITCLAIM DEED

State of Tennessee }
County of Davidson)

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

Mary Frances Payne Murphy
Affiant

Sworn to and subscribed before me this_____ day of _____. 2004.

_____
NOTARY PUBLIC

My Commission expires_____.

This instrument prepared by:

Robert F. Spann, Attorney
Suite 400, 214 Second Avenue, North
Nashville, TN 37201

ADDRESS-NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NUMBER:**
Mary Frances Payne Murphy		
Lana Laraine Pruitt Rottero	**Same**	**Map 66-16**
1807 Manchester Avenue		**Parcel 164**
Nashville, TN 37218		

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, and for the express purpose of creating a tenancy-in-common with the right of survivorship, I, **Mary Frances Payne Murphy** do hereby quitclaim and convey to **Robert F. Spann**, Trustee, his heirs and assigns, all of our right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Ashton's Subdivision of the L. M. Lewis Farm at Bordeaux, Tennessee, as of record in Book 421, page 19, register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 100 feet on the northwesterly side of Manchester Avenue, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Mary Frances Payne (now Murphy), by deed from Lakeshore Estates, Inc., of record in Book 5071, page 560, Register's Office for Davidson County, Tennessee.

This is property known as 1807 Manchester Avenue, Nashville, TN 37218.

And now I, the said **Robert F. Spann**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey to **Mary Frances Payne Murphy, an undivided one-half interest, and Lana Laraine Pruitt Rottero, an undivided one-half interest, and to the survivor of them**, as tenants-in-common, with the right of survivorshop, their successors 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.

Witness my hand, this 10th day of May, 2004.

Mary Frances Payne Murphy

Robert F. Spann, Trustee

Mary Frances Payne Murphy

Robert F. Spann. Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Mary Frances Payne Murphy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of May, 2004.

T C Jones

My Commission Expires: 7-24-2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Robert F. Spann**, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of May, 2004.

Thomas C. Jones
NOTARY PUBLIC

My Commission Expires: 7-24-2004



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0
Sara Pruitt Blount
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF Sept 20 04
Deputy Register