QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 12/10/04 15:06 3pgs
Fees:17.00 Taxes:0.00

20041210-0147486

This Instrument Prepared by:
(Based upon information provided by Grantor)
Manson, Jones & Associates
The Waterfront
2280 Metrocenter Blvd.
Suite #300
Nashville, TN 37228

MANSON JONES AND ASSOCIATES

Address of New Owner	**Send Tax Bills To**	**Map-Parcel Nos.**
Nichole L. Hanna **930 Fairwin Avenue** **Nashville TN 37216**	**Same**	**72-9-309**

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to Nichole Leach n/k/a Nichole L. Hanna and Brandon R. Hanna, husband and wife as tenants by the entirety, I, Nichole Leach n/k/a Nichole L. Hanna, by these presents do hereby quitclaim and convey unto **Richard Manson**, Trustee, his successors and assigns, (where the context requires or permits) the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 61, as shown on the map entitled Eskridge Subdivision of part of the W.S. Franklin Property, of record in Plat Book 547, page(s) 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nichole Leach n/k/a Nichole L. Hanna by Special Warranty Deed from Federal National Mortgage Association of record in Instrument No. 20041020-0126534, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 930 Fairwin Avenue, Nashville TN 37216

AND NOW, I, the said **Richard Manson**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Nichole Leach n/k/a Nichole L. Hanna and Brandon R. Hanna, husband and wife as tenants by the entirety, 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 on this 8th day of December 2004

Signed, sealed and delivered by Grantor.

Nichole Leach n/k/a Nichole L. Hanna

Richard Manson, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

AFFIANT

Notary Public

My Commission Expires: Sept 22, 2007

BRENDA ANNE WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named Nichole Leach n/k/a Nichole L. Hanna, the bargainor (s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of December 2004.

Commission expires: Sept 22, 2007

Notary Public

BRENDA ANNE WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named Richard Manson, Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of December 2004.

Commission expires: Sept 22, 2007

Notary Public

Re/ bw quitclaim/ leach

BRENDA ANNE WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007