3rd
RMS
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Davidson County DEEDQC
Recvd: 02/11/05 14:37 3 pgs
Fees:17.00 Taxes:0.00
20050211-0016134

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 2482510

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
John S. Johnson and Ellen P. Johnson 143 Prospect Hill Nashville, TN 37205	Same	Map 116-8F Parcel 143

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), I, FRANCES J. NIARHOS, do hereby quitclaim and convey unto JOHN S. JOHNSON AND WIFE, ELLEN P. JOHNSON, their heirs and assigns, all of my right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 143 Prospect Hill, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 3rd day of February, 2005.

Frances J. Niarhos

Timothy G. Niarhos, husband of Frances J. Niarhos, joins in this deed for the purpose of quitclaiming and conveying any and all interest he may have in the interest in the property conveyed herein by virtue of his marriage.

Timothy G. Niarhos

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Frances J. Niarhos and Timothy G. Niarhos, the within named bargainors, 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 3rd day of February, 2005.

Julie Leturmy
Notary Public

JULIE LETURMY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

My Commission Expires:
1-27-07

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Ellen P. Johnson
Ellen P. Johnson

Subscribed and sworn to before me
this 3rd day of February, 2005.

Julie Leturmy
Notary Public

JULIE LETURMY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

My Commission Expires:
1-27-07

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a certain building site being Lot No. 143, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow.

Being the same property conveyed to Ellen P. Johnson, John S. Johnson, Frances J. Niarhos and Frances J. Niarhos by deed of record in Instrument No. 20040706-0079890, Register's Office for Davidson County, Tennessee.