QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/20/05 11:34 3 pgs
Fees:22.00 Taxes:0.00
20050420-0043898

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.
James Utley, IV Frances Utley 3822 Hyde's Ferry Road Nashville TN 37218	Same	092-05-0-059.00

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($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 James Utley, IV and Frances Utley, as ***joint tenants with right of survivorship,*** we, James Utley, IV and Frances Utley, 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:

This is improved property commonly known as 3608 Batavia Street, Nashville TN 37209

Lot 51, Section 2, College Hill, Subdivision, as shown on plats of record in Plat Book 2133, Page 52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cecille Evans Crump a/k/a Cecille E. Crump by divorce decree of record in Book 6718, Page 670, Register's Office for Davidson County, Tennessee. Also being that same property conveyed by quitclaim deed to Debra Cornelia Crump Ballard, a one-half interest, from Cecille E. Crump by Quitclaim Deed dated April 20, 1999 and recorded April 30, 1999 in Book 11454, Page 976, Register's Office for Davidson County Tennessee. The said Cecille E. Crump having since died with her one-half interest having vested in Debra Cornelia Crump Ballard by Last Will and Testament of record in Davidson County Probate Court as Docket No. 00P-1304.

Further, being the same property conveyed to James Utley, IV and Frances Utley as joint tenants, by quitclaim deed from Henry M. Bransford of record in Instrument No. 20050222-0019198, Registers Office for Davidson County, Tennessee. The Said Frances Utley and Francis Utley are one and the same person.

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 James Utley, IV and Frances Utley, as ***joint tenants with right of survivorship,*** 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 18th day of April 2005.

Signed, sealed and delivered by Grantor.

James Utley, IV

Frances Utley

Richard Manson, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BRENDA ANNE WILSON NOTARY PUBLIC FOR STATE OF TENNESSEE DAVIDSON COUNTY, TN

My Commission Exp. SEPT 22, 2007

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

AFFIANT

Notary Public

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 James Utley, IV and Frances Utley, 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 18th day of April 2005.

Commission expires:

Notary Public

BRENDA ANNE WILSON
NOTARY PUBLIC FOR STATE OF TENNESSEE
DAVIDSON COUNTY, TN
My Commission Exp. 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 18th day of April 2005.

Commission expires:

Notary Public

BRENDA ANNE WILSON
NOTARY PUBLIC FOR STATE OF TENNESSEE
DAVIDSON COUNTY, TN
My Commission Exp. SEPT 22, 2007