Davidson County DEEDQC
Recvd: 06/24/05 08:45 2 pgs
Fees:17.00 Taxes:0.00
20050624-0072638

This instrument prepared by: David J. Waynick, Attorney at Law
211 Donelson Pike, Suite #2
Nashville, TN 37214

ADDRESS OF NEW OWNER:
Norene P. Jackson
136 Green Street
Nashville, TN 37210

SEND TAX BILL TO:
To New Owner

MAP: **93-16**
PARCEL: **272**

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

For and in consideration of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create fee simple absolute ownership in **NORENE P. JACKSON, DEBORAH PAULETTE EADS and KENNETH RAY EADS**, as joint tenants with right of survivorship, I, **NORENE P. JACKSON,** a widow, by these presents do hereby quitclaim, grant and convey unto **DAVID J. WAYNICK, TRUSTEE**, his successors and assigns, all of our right, title and interest in the following described tract of land in DAVIDSON COUNTY, Tennessee, to wit:

> Land in DAVIDSON COUNTY, TENNESSEE, Being Lot 13 on the Plan of the Subdivision of the Homestead Block in the Hermitage Addition to Nashville, as of record in Book 57, page 76, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 13 fronts 50 feet on the northerly side of Green Street and runs back between parallel lines, 150 feet to an alley.
>
> Being the same property inherited by Norene P. Jackson, as described in Affidavit of Inheritance dated June 16, 2005, and recorded in Instrument No. 20050617-0069783, in the Register's Office for Davidson County, Tennessee.
>
> This improved property known as **136 Green Street, Nashville, TN 37210**.

GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE IN THE PROPERTY, OR AS TO THE OWNERSHIP OF THE MINERALS LOCATED ON, UNDER OR WITHIN THE PROPERTY. GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEEE IN AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" CONDITION. THIS CONVEYANCE IS MADE EXPRESSLY SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN FORMER DEEDS AND OTHER INSTRUMENTS OF RECORD APPLICABLE TO SAID PROPERTY, INSOFAR AS SAME ARE PRESENTLY BINDING THEREON, AND TO ANY EASEMENTS APPARENT FROM AN INSPECTION OF SAID PROPERTY.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 16th day of June, 2005.

Notary Public
My Commission expires:

CHRISTIE J. LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires June 26, 2005

And now, I, the said David J. Waynick, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Norene P. Jackson, Deborah Paulette Eads and Kenneth Ray Eads**, as joint tenants with right of survivorship, all of my interest in the same property hereinabove described and set forth, to which reference is here made, and the interest in 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 the **16th day of June 2005.**

DAVID J. WAYNICK, Trustee

NORENE P. JACKSON, Bargainor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norene P. Jackson, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 16th day of June 2005.

Notary Public
My Commission expires:

CHRISTIE J. LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires June 26, 2005

MAP & PARCEL: **93-16-272**