This Instrument Prepared By:
Kim G. Sims, Attorney
1279 Lamar Avenue
Memphis, Tennessee 38104

Davidson County DEEDQC
Recvd: 12/28/05 11:12 2 pgs
Fees:12.00 Taxes:0.00

20051228-0155111

QUIT CLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS, that Emma Tom Johnson of the County of Shelby and State of Tennessee for and in consideration of the sum of Ten Dollars, do hereby bargain, sell, release, remise, quit claim and convey unto Charlton Johnson, all her right, title and interest in and to the following described real estate, to-wit:

0 Avalon Drive
Nashville, Tennessee

Being part of Block A, Dewey Heights Addition, of record in Book 161, page 94, Register's Office for said County and described according to a survey made by B.L. Dutton, Civil Engineer, July 12, 1952, as follows:
Beginning at a point in the west line of Block A 223.3 feet north from the northwesterly corner of Lot No. 1 of said Subdivision and being 523.3 feet northeast from the margin of Whites Creek Pike; thence with the west line of Block A north 52 degrees 42 minutes east 50 feet to a point; thence south 37 degrees 18 minutes east 146.55 feet to a point; thence south 52 degrees 42 minutes west 50 feet to a point, the southeast corner of a parcel of land conveyed to William H. Adams and wife by deed from Robert Tolliver and wife, of record in Book 2641, page 163, Register's Office for said County; thence with Adams' northeasterly line north 37 degrees 18 minutes west 146.55 feet to the point of beginning.
Being part of the property inherited by Robert Tolliver, the only child and heir at law of Zack Tolliver, deceased. This conveyance is made subject to a 10 foot easement along the northwesterly line of the property herein conveyed for a private roadway running to Whites Creek Pike.
Being the same property conveyed to Carnie C. Banning and Emma Tom Johnson by Deed recorded as Book #2902 and Page # 455.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 22nd day of December A.D., 2005.

_____ (SEAL)

x Charlton Johnson as agent for Emma Tom Johnson (SEAL)

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Charlton Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he or she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 22nd day of December,

NOTARY PUBLIC

KIM G. SIMS NOTARY PUBLIC AT LARGE SHELBY CO., TN MY COMM. EXP. 8-13-06

MY COMMISSION EXPIRES:

_____

T.A.I.

The following information is not a part of this Deed.
Property Known as: 0 Avalon Drive, Nashville, TN
Ward_____ District_____ Block_____ Parcel No. 070 04 0 076.00

Mail Tax Bill to and Property Owner's Address: Charlton Johnson, 523 E. McLemore Avenue, Memphis, TN 38106

I, hereby swear or affirm to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00

Charlton C. Johnson as agent for Emma Tom Johnson
AFFIANT

SWORN TO AND SUBSCRIBED before me this the 23rd day of December, 2005.

NOTARY PUBLIC

KIM G. SIMS NOTARY PUBLIC AT LARGE SHELBY CO., TN MY COMM. EXP. 9-13-06

MY COMMISSION EXPIRES:

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