THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Davidson County DEEDQC
Recvd: 02/08/06 14:30 2 pgs
Fees:12.00 Taxes:0.00
20060208-0015798

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 8 day of February, 2006.

Notary Public
My Commission Expires:
7/21/07

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric J. Manders, et ux 3911 Albert Drive Nashville, Tennessee 37204	Same	118-13-130

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **OLIVIA C. MANDERS**, by these presents do hereby remise, release and quitclaim unto my husband, **ERIC J. MANDERS,** his heirs and assigns, such of my right, title and interest in and to, a certain tract or parcel of land located in **Davidson** County, Tennessee, as will create a tenancy by the entirety in and to said tract of land, which is described as follows:

BEING Lot No. 13 on the Plan of Lipscomb Heights as of record in Plat Book 2083, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Olivia C. Nickel, unmarried, by deed from Leslie A. Story, of record in Instrument No. 20030909-0131538, Register's Office for Davidson County, Tennessee; the said Olivia C. Nickel having since married and is now known as Olivia C. Manders.

This description is the same as used in the last deed of record.

This is improved property known as: 3911 Albert Drive, Nashville, Tennessee 37204.

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

This quitclaim is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in and to the above-described property in the said Eric J. Manders and wife, Olivia C. Manders, so that the entire property, upon the death of either, will go to the other.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS Description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and conveyed herein.

WITNESS my hand this 8th day of February, 2006.

Olivia C. Manders

Olivia C. Manders

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 bargainor, **Olivia C. Manders** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of February, 2006.

David A. Childress

Notary Public

DAVID A. CHILDRESS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires: 7/21/07