QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/16/06 10:42 2 pgs
Fees:12.00 Taxes:0.00
20060316-0030396

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 **3608 Batavia Street** **Nashville TN 37218**	**Same**	**092-05-0-059.00**

THIS INDENTURE, Made the 15th day of March, 2006 between **Frances Utley** as party or parties of the first part, hereinafter called Grantor, and **James Utley, IV,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of her right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

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. Being that same property conveyed from Debra Cornelia Crump Ballard to Henry M. Bransford, by Warranty Deed of Record in Instrument No. 20030717-0100608, Register's Office for Davidson County Tennessee.

The said Henry M. Bransford conveyed his interest to James Utley, IV and Frances Utley as joint tenants, by quitclaim deed of record in Instrument No. 20050222-0019198, Registers Office for Davidson County, Tennessee. And further, being that same property re-conveyed to James Utley IV, and Frances Utley, as joint tenants with right of survivorship, by deed of record in Instrument No. 20050420-0043898, Registers Office for Davidson County Tennessee. The Said Frances Utley and Francis Utley are one and the same person.

This is improved property commonly known as 3608 Batavia Street, Nashville Tennessee 37218.

This conveyance is subject to any and all existing restriction and easements of record.

With all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above Written.

Signed, sealed and delivered by Grantor.

Frances Utley

Frances Utley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Tiffany R Addison

Notary Public

My Commission Expires: March 21, 2009

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of March, 2006 before me personally appeared Frances Utley, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Tiffany R Addison

Notary Public

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

My Commission expires: March 21, 2009