BOX 10-B	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Robert Sanderson Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF **JUNE, 2006.** Lee A. Cohen Notary Public MY COMMISSION EXPIRES: 9/22/07 (AFFIX SEAL)

Davidson County DEEDQC
Recvd: 06/12/06 15:23 2 pgs
Fees:12.00 Taxes:0.00
20060612-0069898

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARITES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SELMA JEAN HUGHES, ET AL	Regions Mortgage	**91-07 291.00**
(NAME) **5210 MICHIGAN AVENUE**	(NAME) 8435 N. Simmons Frwy.-Dal-006	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) Dallas, TX 75247	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, SELMA JEAN HUGHES, A/K/A JEAN HUGHES, MARRIED, FOR THE EXPRESS PURPOSE OF CREATING A TENANCY IN COMMON FOR LIFE IN THE GRANTEES WITH REMAINDER TO THE SURVIVOR THEREOF,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST, UNTO **LEE A. COHEN, TRUSTEE,** HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lots 1117 and 1119 in Block number 168, Plan Number 1, West Nashville, which Plan is of record in Book 57, pages 74 and 75, of the Register's Office, Davidson County, Tennessee.

Lots 1117 and 1119 join each other and the front 25 feet of each lot begin on the Northerly side of Michigan Avenue and extends back Northerly between parallel lines 150 feet to the Southerly margin of an alley.

Being the same property conveyed to Selma Jean Hughes by deed from Roy J. Hughes of record as Instrument No. 200004250041104, Register's Office for Davidson County, Tennessee and further being the same property conveyed to Jean Hughes from Selma Jean Hughes by Instrument No. 20040712-0082247, said Register's Office. Selma Jean Hughes and Jean Hughes are one and the same person.

Roy J. Hughes joins in this conveyance to convey any and all right, title and interest he may have in said property by virtue of his marriage to Selma Jean Hughes.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises of record in the Register's Office for Davidson County, Tennessee.

AND NOW, I, the said Lee A. Cohen, Trustee, for the express purpose of carrying out the intent of this conveyance do hereby remise, release, quitclaim unto **SELMA JEAN HUGHES, ROBERT SANDERSON AND JULIE SANDERSON AS TENANTS IN COMMON FOR LIFE WITH REMAINDER TO THE SURVIVOR THEREOF, all of my right, title and interest in the same property herein above described and set forth, to which reference is hereby made.**

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **5210 MICHIGAN AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hands this 9th day of **JUNE, 2006.**

x Selma Jean Hughes
SELMA JEAN HUGHES

x Roy J. Hughes
ROY J. HUGHES

Lee A. Cohen
LEE A. COHEN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Selma Jean Hughes and Roy J. Hughes**, the bargainors, 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 office this 9th day of **June, 2006**.

My Commission Expires: **September 22, 2007.**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lee A. Cohen, Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of ~~November, 2006~~ June, 2006

My Commission Expires: **September 22, 2007.**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.