BOX 10-B

Davidson County DEEDQC
Recvd: 08/16/06 14:29 2 pgs
Fees:12.00 Taxes:0.00

20060816-0101088

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

x Robert L Rhea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2006.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 9/22/2007

(AFFIX SEAL)

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 PARTIES. NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT LEON RHEA	**SAME**	**91-7-0 24**
(NAME) **5311 PENNSYLVANIA AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOHANNA MICHELLE MANGRUM, MARRIED, IN ORDER TO CREATE A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **ROBERT LEON RHEA,** HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lots Nos. 1222 and 1224 of Block 34, West Nashville, Plan No. 2, of record in Book 57, page 172, and being a portion of the property conveyed by Roy Roscoe et al, to W. A. Knight by deed recorded in Deed Book 1005, page 558, Register's Office for said County.

Said Property, now designated and referred to in the notes as House No. 5311 Pennsylvania Avenue is bounded on the northerly side or front by Pennsylvania Avenue and on the westerly side by 54th Avenue North. Said Lots Nos. 1222 and 1224, together, fronts 60 feet on the southerly side of Pennsylvania Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Johanna Michelle Mangrum and Robert Leon Rhea from Robert L. Rhea, unmarried, and Sherry A. Rhea, now known as Sherry A. Clinard, unmarried, by deed of record in Instrument #20020805-0093841, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Unimproved ( )
This is improved(X) property, known as **5311 PENNSYLVANIA 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 my hand this 16 day of **AUGUST, 2006.**

Johanna Michelle Mangrum
JOHANNA MICHELLE MANGRUM

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 **Johanna Michelle Mangrum**, 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 instrument for the purposes therein contained.

Witness my hand and official seal at office this 16 day of **AUGUST, 2006.**

My Commission Expires: 9/22/07

Lee A. Cohen
Notary Public

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