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FROM: CLAUDE R. JOHNSON

TO: BEN THOMAS JOHNSON AND WIFE, SHARON L. JOHNSON

Davidson County DEEDQC
Recvd: 12/18/06 12:56 2 pgs
Fees:12.00 Taxes:0.00
20061218-0155561

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Thomas Johnson and wife, Sharon L. Johnson 5717 Maudina Avenue Nashville, Tennessee 37209	Same	Map 103-02-0 Parcel P/O 247.00 (hereafter to be a part of 246.00)

This instrument prepared by:

Larry D. Craig
Attorney at Law
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00 and for purpose of correction.

Upon information furnished by the parties.

_____, Affiant

Sworn to and subscribed before me this 18th day of December, 2006.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 2-10-08

My Commission Expires FEB. 10, 2008

I, Claude R. Johnson and wife, Mildred R. Johnson, do hereby quitclaim to Ben Thomas Johnson and wife, Sharon L. Johnson, all of our interest in the following land:

Land in Davidson County, Tennessee,

Beginning at a point in the east margin of Demoss Road (46' R.O.W.) said point being the northwest corner of Lot 1 of Johnson Properties as of record in Book 7900, Page 71, R.O.D.C., being the northwest corner of Mildred Johnson (tract 2) as of record in Book 9046, Page 584, R.O.D.C. and the southwest corner of Claude Johnson as of record in Deed Book 9036, Page 13, R.O.D.C.; thence along said margin N 00 deg. 13' 07" E a distance of 14.70' to a point in said margin and in the line of Ben Johnson as of record in Book 8827, Page 216, R.O.D.C.; thence with said Ben Johnson N 73 deg. 54' 13" E a distance of 102.18' to an iron pin and a common corner to Claude Johnson as of record in Deed Book 9036, Page 13, R.O.D.C.; thence severing said Claude Johnson with a new line S 00 deg. 30' 36" E a distance of 31.70' to an iron pin; thence S 81 deg. 04' 42" W a distance of 86.35' to a point in Lot 1 of Johnson Properties as of record in Book 7900, Page 71, R.O.D.C. in the line of Mildred Johnson (tract 2) as of record in Book 9046, Page 584, R.O.D.C.; thence with said Mildred Johnson N 81 deg. 05' 21" W a distance of 13.36' to a point in said margin of Demoss Road; which is the point of beginning, having an area of 2460.39 square feet, 0.056 acres.

Being a part of the same property conveyed to Claude R. Johnson by deed of record in Book 9036, Page 13, Register's Office for Davidson County, Tennessee.

This quitclaim deed being made by virtue of that certain four lot subdivision known as the Johnson Subdivision of record in Instrument No. 20050629-0074918, Register's Office for Davidson County, Tennessee, and the property being conveyed to the Grantees by virtue of this instrument is being made for purposes of correction and to establish lot lines between the parties. By virtue of this instrument and the Grantee's deeds of record in Book 4855, Page 32, as re-recorded in Book 8827, Page 225, and Book 8827, Page 216, Register's Office for Davidson County, Tennessee, Ben Thomas Johnson and wife, Sharon L. Johnson, are the title fee owners of Lot No. 2, Johnson Subdivision, as set forth thereupon.

Mildred R. Johnson joins in this instrument to convey any and all marital interest she might possess in and to the aforedescribed tract of land.

This is a part of improved property commonly known as 5715 Maudina Avenue, Nashville, Tennessee 37209.

Witness our hands this 18th day of December, 2006.

CLAUDE R. JOHNSON

MILDRED R. JOHNSON

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 Claude R. Johnson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of December, 2006.

NOTARY PUBLIC

My commission expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

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 Mildred R. Johnson, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 2006.

NOTARY PUBLIC

My commission expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

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