4

FROM: CLAUDE R. JOHNSON, ET UX

TO: BEN THOMAS JOHNSON, ET UX

Davidson County DEEDQC
Recvd: 12/18/06 12:57 2 pgs
Fees:12.00 Taxes:0.00

20061218-0155562

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 246.00 and 245.00 (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

Upon information furnished by the parties.

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.

_____, Affiant

Sworn to and subscribed before me this 18th 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

We, 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.) 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 with said Claude Johnson S 81 deg. 05' 21" E a distance of 13.36'; to a point thence severing said Lot 1 with a new line S 81 deg. 04' 42" W a distance of 13.38' to an iron pin in said margin of Demoss Road; thence with said margin N 00 deg. 13' 07" E a distance of 4.15' to a point which is the point of beginning, having an area of 27.38 square feet, 0.001 acres.

Being a part of the property conveyed to Ben Thomas Johnson, a married man, by quitclaim deed of record in Instrument No. 20041108-0134448 and as conveyed to Mildred R. Johnson by deed of record in Book 9046, Page 584, Register's Office for Davidson County, Tennessee, also being a part of the property described as Tract 2 therein and being a part of the original Lot No. 1 of the Johnson Properties in Book 7900, Page 71, 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, to which record reference is hereby made, wherein the Grantees Ben Thomas Johnson and wife, Sharon L. Johnson are the owners of Lot No. 2, Parcel 246.00, on Tax Map 103-02-0, and the property being quitclaimed to the Grantee by this instrument is being made for purposes of correction and to establish lot lines between the parties. For purposes of correction, Mildred R. Johnson joins in this instrument. Therefore, the Grantees, Ben Thomas Johnson and wife, Sharon L. Johnson, are the title fee owners of Lot No. 2, Johnson Subdivision, as set forth thereupon.

This is a part of property known as 5717 Maudina Avenue and 105 Demoss Road, 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 18th 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.
My Commission Expires FEB. 10, 2008