FROM:

LEROY CLAYBROOKS, JR.

TO:

JEFFREY W. BLACKSHEAR
TRUSTEE

FROM:

JEFFREY W. BLACKSHEAR
TRUSTEE

TO:

LEROY CLAYBROOKS, JR.,
LEROY CLAYBROOKS, SR.,
EVELYN CLAYBROOKS and
JEANNE C. MERRIWEATHER

Davidson County DEEDQC
Recvd: 01/12/07 13:49 3 pgs
Fees:22.00 Taxes:0.00

20070112-0005342

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is *NONE.*

Jeffrey W Blackshear
Affiant

BRENADE MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me on this 11th day of January, 2007.

Brenade Maxwell
Notary Public

My commission expires: 01-24-09

This instrument was prepared by:

Jeffrey W. Blackshear, Esq.
SMITH, HIRSCH & BLACKSHEAR, PLC
One Vantage Way, Suite B-105
Nashville, Tennessee 37228

Address New Owner as Follows:	***Send Tax Bills to:***	***Map-Parcel Numbers***
Leroy Claybrooks, Sr. 1220 Acre Trail Madison, Tennessee 37115	Same	051-10/8

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of making a re-conveyance to create a joint tenancy in common with right of survivorship, I, LEROY CLAYBROOKS, JR., unmarried, hereby convey, remise, release and quitclaim unto JEFFREY W. BLACKSHEAR, TRUSTEE, his successors and assigns, the following described parcel of land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 36, on the Plan of Oakland Acres, Section 4, as shown on plat of record in Plat Book 2133, page 19, in the Register's Office for Davidson County, Tennessee.

Beginning on the Northerly margin of Freda Villa at the corner of Lots Nos. 36 and 37; thence with the line between said two lots Northwardly 188 feet to the Southerly margin of Lot No. 39, thence with the line between Lots Nos 36 and 39 Eastwardly 216 feet to the Westerly margin of Acre Trail; thence with said Trail Southwardly 162 feet to the beginning of a curve; thence around said curve with a radius of 25 feet Southwardly 39.3 feet to the Northerly margin of Freda Villa; thence with said Villa Westwardly 191 feet to the beginning.

Being the same property conveyed to Leroy Claybrooks, Jr. By deed from Bobby R. Jones *et al.*, in Instrument No. 20060629-0077812, Register's Office for Davidson County, Tennessee.

This is improved property known as 1220 Acre Trail, Madison, Tennessee 37115.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said JEFFREY W. BLACKSHEAR, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby, convey, remise, release and forever quitclaim unto LEROY CLAYBROOKS, JR., LEROY CLAYBROOKS, SR., EVELYN CLAYBROOKS, and JEANNE C. MERRIWEATHER, as joint tenants in common with right of survivorship, such where upon the death of one of the Grantees herein, his/her interest shall pass to the remaining Grantee as the survivor of the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS my hand this 11th day of January, 2007.

Leroy Claybrooks Jr.

LEROY CLAYBROOKS, JR.

Jeffrey W. Blackshear

JEFFREY W. BLACKSHEAR
TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me the undersigned notary public in and for said County and State the within named LEROY CLAYBROOKS, JR., 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, at office, on this 11th day of January, 2007.

NOTARY PUBLIC

BRENADE MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 01-24-09

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me the undersigned notary public in and for said County and State the within named JEFFREY W. BLACKSHEAR, TRUSTEE, 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, at office, on this 11th day of January, 2007.

NOTARY PUBLIC

BRENADE MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 01-24-09