Davidson County DEEDQC
Recvd: 01/23/07 08:00 1 pgs
Fees:12.00 Taxes:0.00
20070123-0008964

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2525 21st Avenue South
Nashville, TN 37212

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Frankie Sowell **1120 2nd Avenue South** **Nashville, TN 37210**	**SAME AS OWNER**	**105-03-O-118.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Frankie Sowell** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Frankie Sowell, Anthony M. Sowell and Cordeliaous F. Sowell as Tenants in Common with Rights of Survivorship,** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 5 feet of Lot No. 2 and all of Lot No. 3 on the Plan of N. P. Corbitt's Addition to South Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville, Tennessee.

Said part of Lot No. 2 and all of Lot No. 3 front together 40 feet on the Easterly side of Second Avenue South, formerly Market Street, and run back between parallel lines 180 feet to an alley.

Being the same property conveyed to Frankie Sowell by Warranty Deed from Volunteer Construction Company of Nashville, LLC, of record in Instrument No. 20010207-0012185, Register's Office for Davidson County, Tennessee.

This is improved property known as 1120 2nd Avenue South, Nashville, Tennessee 37203.

This instrument was prepared based on information supplied by the parties, no title search was performed and no legal advice has been offered in this transaction.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22nd **day of January, 2007.**

Frankie L. Sowell
Frankie Sowell

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 **Frankie Sowell,** 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 this the 22nd **day of January, 2007.**

Pam McBroom
NOTARY PUBLIC

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is -0-.

Anthony Sowell
(Affiant)

Subscribed and sworn to before me, this 22nd **day of January, 2007.**

Pam McBroom
NOTARY PUBLIC

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

My Commission Expires: 5/22/10