QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 02/09/07 14:01 2 pgs
Fees:12.00 Taxes:0.00
20070209-0017280

This instrument is prepared based upon information provided by the grantor

THIS INSTRUMENT WAS PREPARED BY:
Manson, Jones & Associates, The Waterfront, 2280 Metrocenter Blvd. Ste. 300, Nashville Tennessee 372228

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
John A. Pratt **337 Flora Maxwell Avenue** **Nashville TN 37211**	**Same**	**147-7-121**

THIS INDENTURE, Made the 19th day of January, 2007 between **Louella Ruth Pratt a/k/a Louella Maxwell Pratt, unmarried,** as party or parties of the first part, hereinafter called Grantor, and **John A. Pratt,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of her right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

A tract of land in the 5th, formerly the 7th Civil District of Davidson County, being Lot No. 5 in the subdivision of the 4.52 acres owned by Chester Maxwell, described according to a survey made by J.J. Wilkinson, Surveyor, March 12, 1948 as follows:

Beginning on the northerly margin of an 18-foot roadway at the common corner of Lots Nos. 4 and 5, said point being 300 feet east of the southeast corner of property conveyed to Roy Young and wife, Laura Young by deed from Chester Maxwell and wife, of record in Book 1580, Page 307, Register's Office for said County; thence with the line between Lots Nos. 4 and 5 northwardly 115.3 feet to the northwest corner of Lt No. 5; thence with the northerly line of said lot eastwardly 100 feet to the corner of Lot Nos. 5 and 6; thence with the line between said lots southwardly; 115.3 feet to the northerly margin of an 18 foot roadway; thence with the northerly margin of said roadway Westwardly 100 feet to the point of beginning.

Being the same property conveyed to Louella Ruth Pratt by Quitclaim Deed from Robert Pratt of record in Book 4561, Page 809, Register; s Office for Davidson County, Tennessee.

Further being that same property conveyed to Louella Ruth Pratt and John A. Pratt as joint tenants with right of survivorship, of record in Book 10983, Page 911, Register's Office for Davidson County Tennessee.

And now I, the said Louella Ruth Pratt a/k/a Louella Maxwell Pratt, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title and interest unto John A. Pratt, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Louella Maxwell Pratt

Louella Maxwell Pratt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

AFFIANT

Notary Public

My Commission Expires: Sept 22 2007

BRENDA ANNE WILSON NOTARY PUBLIC FOR STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. SEPT 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named Louella Maxwell Pratt, the bargainor (s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of January 2007.

Commission expires: Sept 22, 2007

Notary Public

BRENDA ANNE WILSON NOTARY PUBLIC FOR STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. SEPT 22, 2007

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