Davidson County DEEDQC
Recvd: 03/08/07 12:04 2 pgs
Fees:12.00 Taxes:0.00
20070308-0028781

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins, McGugin, McNeilly & Rowan, PLLC
214 Second Avenue, North, Suite 300
Nashville, Tennessee 37201
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
LEWIS R. McMANUS, et. ux. 303 Brandywine Dr. Old Hickory, TN 37138-2015	CURRENT ADDRESSEE	54-13-74

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is No Dollars ($-0-).

LEWIS R. McMANUS

SUBSCRIBED AND SWORN to before me, _____, by MARTHA C. THOMPSON this 6th day of March, 2007.

Notary Public
My Commission Expires: 3-27-10

SEAN BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAR. 27, 2010

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, we, LEWIS R. McMANUS and PEGGY H. McMANUS, TRUSTEES OF THE McMANUS FAMILY LIVING TRUST DATED MAY 22, 2002, do hereby quitclaim and by these presents do transfer and convey unto LEWIS R. McMANUS and wife, PEGGY H. McMANUS, as tenants by the entirety, their heirs and assigns, all of our right, title and interest in a certain parcel of real estate in Davidson County, Tennessee, more particularly described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 48, on the Plan of Brandywine Farms, Section 1, as of record in Book 3600, pages 79 and 80, Register's Office for said County, specific reference to said plan being here made for amore particular description of said lot.

Being the same property conveyed to LEWIS R. McMANUS and PEGGY H. McMANUS, by deed from J. R. Coarsey, Trustee, dated October 17, 1964, of record in Book 3823, Page 534, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in instrument of record in Book 3816, page 544, RODC Tennessee.

This is improved property known as 303 Brandywine Drive, Old Hickory, Tennessee 37138-2105.

Being the same property conveyed to LEWIS R. McMANUS and PEGGY H. McMANUS, TRUSTEES OF THE McMANUS FAMILY

LIVING TRUST DATED MAY 22, 2002, by Warranty Deed of record in Instrument number 20020523-0063078, Register's Office for Davidson County, Tennessee.

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

WITNESS our hands this 6th day of March, 2007.

LEWIS R. McMANUS, Co-Trustee of the McManus Family Living Trust dated May 22, 2002

PEGGY H. McMANUS, Co-Trustee of the McManus Family Living Trust dated May 22, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JEAN BROWN, of said county, LEWIS R. McMANUS and PEGGY H. McMANUS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Co-Trustee of the McManus Family Living Trust dated May 22, 2002 and that they executed the within instrument for the purposes therein contained. Witness my hand, this 6th day of March, 2007.

JEAN BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

3-27-10

My Commission Expires MAR. 27, 2010