QUITCLAIM DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

Marsha Troxler
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28th DAY OF March, 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES HEREIN BY:
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # HOOPER QCD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Marsha Troxler	Same	11804-227.00
1423 Janie Avenue		
Nashville, TN 37216		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSEPHINE HOOPER, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

MARSHA TROXLER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 2236 Winford Ave. Nashville. TN 37211

Witness hand on this 28th day of March, 2007

Josephine Hooper
Josephine Hooper

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee , this 28th day of March, 2007

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

Davidson County DEEDQC
Recvd: 04/11/07 08:57 2 pgs
Fees:12.00 Taxes:0.00

20070411-0043011

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVDISON COUNTY: being the northerly 45 feet of Lot No 131 and the southerly 5 feet of Lot No. 130, on the Plan of Grandview Heights Addition, as of Record in Plan Book 161, pages 14 and 15, Register's Office for said County.

Said parts of Lots 131 and 130 adjoin and Front together 50 feet on the easterly side of Winford Avenue, and extend back between Parallel lines 150 feet to an alley.

Being the same property conveyed from James R. Jones, Jr., Trustee to Josephine Hooper and Marsha Hooper, joint tenants with the right of survivorship by deed as recorded in Book 9528 from page 590, Register's Office for Davidson County. Further, being the same property conveyed to Josephine Hooper and Shannon Hooper by quitclaim deed in instrument no. 20020903-0105654 as recorded in the Register's Office for Davidson County, TN.

This conveyances is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

*Prior to this conveyance Josephine Hooper and Shannon Hooper owned this property as tenants in common. The conveyance from Grantor of her interest to Grantee will create a tenancy in common between the Grantee and Shannon Hooper.

The information and legal descriptions contained in this instrument was provided by the parties herein; neither a title search nor a survey was conducted by the preparer.