This Instrument Was Prepared By:
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200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 04/26/07 12:46 4 pgs
Fees:23.00 Taxes:27.75
20070426-0049896

Address New Owner & Send Tax Bills To:

Virginia Sweeney
2236 Weona Drive
Nashville, TN 37214

Map &Parcel Number:

Map 74-8, Parcel 40.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **James May** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does quitclaim and convey unto **Virginia Sweeney** (hereinafter referred to as the "Grantee"), all right, title and interest of the Grantor in and to certain real property situated in Davidson County, Tennessee (hereinafter referred to as the "Property"), which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference.

The Property is, in all events, conveyed subject to such limitations, restrictions, covenants, conditions, easements, liens, charges and encumbrances as may affect the Property.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 17th day of April, 2007.

James May

STATE OF TENNESSEE)
COUNTY OF SHELBY)

The actual consideration for this transfer is $7,500.00.

Affiant

Subscribed and sworn to before me, this 17th day of April, 2007.

Notary Public For The State Of Tennessee
My Commission Expires: _____

GRADY W. AGEE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires December 28, 2010

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named James May, 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 at Bartlett, Tennessee, this 17th day of April, 2007.

Notary Public For The State Of Tennessee
My Commission Expires: _____

My Commission Expires December 28, 2010



Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot No. 789 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 789 fronts 80.00 feet on the westerly side of Bonnavent Drive and extends back between lines, 150.45 feet on the northerly side and 150.60 feet on the southerly side, to a dead line, measuring 80.00 feet.

Being the same property conveyed to Jesse W. Johnson and wife, Elsie J. Johnson, by deed from Eugene Williams, of record in Book 3962, Page 995, in the Register's Office for Davidson County, Tennessee.

Jesse W. Johnson died on December 29, 1974, thereby making Elsie J. Johnson the sole owner of the property. Elsie J. Johnson died on February 2, 1983. As evidenced by an Affidavit of Heirship of record as Instrument No. 20070426-0049895, in the Register's Office for Davidson County, Tennessee, Elsie J. Johnson died intestate, and her sole heir at law was James May, the grantor under this quitclaim deed.