QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 10/16/07 12:13 3 pgs
Fees:17.00 Taxes:0.00
20071016-0122631

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 2280 Metrocenter Blvd, Suite 300, Nashville, TN 37228

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Joanne C. Gaines **1310 7th Ave. North** **Nashville, TN 37208**	**Joanne C. Gaines** **1310 17th Ave. North** **Nashville, TN 37208**	**082-09-0-031.00**

THIS INDENTURE, Made the 11th day of September 2007, between **Phyllis Evon Crudup, Gwendolyn Melissa Crudup, Tracy Lavine Gaines, Danielle Monique Gaines, Angela Renita Eddie, and Ernest Jerome Eddie** as party or parties of the first part, hereinafter called Grantors, and **Ernest Lavine Gaines and Joanne C. Gaines** hereinafter called Grantees (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:

Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled the Map of North Nashville Real Estate Company's, of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 21 fronts 50 feet on the east side of 7th Avenue North and runs back between lines, 173 feet 9 inches on the north line, and 173 feet 3 inches on the south line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to ERNEST LAVINE GAINES AND JOANN C. GAINES, A LIFE ESTATE, PHYLLIS EVON CRUDUP, GWENDOLYN MELISSA CRUDUP, TRACY LAVINE GAINES, DANIELLE MONIQUE GAINES, ANGELA RENITA EDDIE, ERNEST JEROME EDDIE, AVERY DEAN BROWN AND TRANCE DANIELLE CHATHAM, by deed from RUBY LLOYD, of record as Instrument No. 20020207-0017120, dated February 6, 2002, said Register's Office.

This property is commonly known **1310 7th Avenue North, Nashville, Tennessee 37208.**

With, all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

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

Signed, sealed and delivered by Grantor.

Phyllis Evon Crudup

Gwendolyn Melissa Crudup

Tracy Lavine Gaines

Danielle Monique Gaines

Angela Renita Eddie

Ernest Jerome Eddie

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: _____

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

STATE OF Tennessee)
COUNTY OF Davidson)

On this 11th day of September 2007, before me personally appeared **Phyllis Evon Crudup, Gwendolyn Melissa Crudup, Tracy Lavine Gaines, Danielle Monique Gaines, Angela Renita Eddie, and Ernest Jerome Eddie**, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of September 2007.

My Commission expires:

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

Notary Public

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires: _____

