Davidson County DEEDQC
Recvd: 11/05/07 11:24 4 pg:
Fees:22.00 Taxes:0.00

20071105-0130178

This instrument prepared by:
Ruthie Mai Britton
2219 11th Avenue South
Nashville, Tennessee 37204

4490266
105-13-0-223.00

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Ruthie and Jesse Britton	Ruthie and Jesse Britton	Map/Parcel:
2219 11th Avenue South	2219 11th Avenue South	105-13-0 223.00
Nashville, Tennessee 37204	Nashville, Tennessee 37204	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Ruthie Mai Britton and Jesse Britton, who acquired title incorrectly as Jessie Britton, wife and husband** by these presents do hereby quitclaim and convey unto the said **Ruthie Mai Britton and Jesse Britton, wife and husband, as joint tenants with right of survivorship, and not as tenants in common**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Change Vesting.

Being the same property conveyed to Ruthie Mai Britton and spouse Jesse Britton by Deed from Ruthie Mai Britton of record in Book 10805, Page 835, said Register's Office.

This is unimproved ( ) property known as 2219 11th Avenue South, Nashville, Tennessee 37204
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

When recorded mail to:
First American Title Insurance
Lenders Advantage
1100 Superior Avenue, Suite 200
Cleveland, Ohio 44114
ATTN: NSS TEAM

Witness our hand this 30 day of April, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ruthie mai Britton
Ruthie Mai Britton

Jesse Britton
Jesse Britton

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Sharon J. Buhlig, a Notary Public in and for said County and State, **Ruthie Mai Britton and Jesse Britton,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 2219 11th Avenue South, Nashville TN this 30 day of April, A.D., 2007.

NOTARY STAMP/SEAL
SHARON J. BUHLIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Sharon J. Buhlig
NOTARY PUBLIC
Notary Commission Expires: 7/25/2009

BRITTON
12239093 TN
FIRST AMERICAN LENDERS ADVANTAGE
QUIT CLAIM DEED

AFFIDAVIT OF VALUE

STATE OF _____)

COUNTY OF _____)

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

Subscribed and sworn to before me this the _____ day of _____, 20____.

(Affix Seal)

_____
Affiant

_____
Notary Public
My Commission Expires: _____

See Next Page

Example of Oath of Consideration:

State of Florida

County of Pinellas

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Tammy Workman

Affiant

Subscribed and sworn to before me

This 17 day of October, 2007.

Sandra L Parris

Notary Public

SANDRA L. PARRIS
MY COMMISSION # DD 567137
EXPIRES: June 22, 2010
Bonded Thru Notary Public Underwriters

My commission expires: 10/22/2010

EXHIBIT "A"
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE: BEING LOT NO. 12 ON THE PLAN OF DUCKWORTH'S ADDITION TO NASHVILLE, OF RECORD IN BOOK 57, PAGE 83, AND PART OF THE TOLL GATE LOT ON THE W.L.B. LAWRENCE PLAN OF RECORD IN BOOK 21, PAGE 148, BOTH IN THE REGISTER'S OFFICE FOR SAID COUNTY, MORE FULLY DESCRIBED ACCORDING TO A SURVEY DATED OCTOBER 2, 1978, BY JOHN B. KOHL III, TENNESSEE REGISTERED SURVEYOR NO. 100, AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY MARGIN OF 11TH AVENUE SOUTH, FORMERLY BERLIE AVENUE AT THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO LORENZO HATCHER ET UX BY DEED FROM KANNIA L. EUBANK OF RECORD IN BOOK 3613, PAGE 423, REGISTER'S OFFICE FOR SAID COUNTY, THENCE, WITH HATCHER'S NORTHERLY PROPERTY LINE AND THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO MRS. RUBY LEE PACK BY DEED FROM M. E. DERRYBERRY, JR., TRUSTEE, OF RECORD IN BOOK 1218, PAGE 550, SAID REGISTER'S OFFICE, WESTWARDLY 183 FEET TO THE EASTERLY MARGIN OF A 12 FOOT ALLEY; THENCE, WITH SAID MARGIN OF SAID ALLEY, NORTHWARDLY 50 FEET TO THE SOUTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO JOHN F. PATTON BY DEED FROM LEONARD OREN BAKER, SR. ET UX, OF RECORD IN BOOK 3578, PAGE 482, SAID REGISTER'S OFFICE; THENCE, WITH PATTON'S SOUTHERLY PROPERTY LINE, EASTWARDLY 183 FEET TO A POINT ON THE WESTERLY MARGIN OF 11TH AVENUE SOUTH; THENCE, WITH SAID MARGIN OF 11TH AVENUE SOUTH, SOUTHWARDLY 50 FEET TO THE POINT OF BEGINNING. BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO RUTHIE MAI BRITTON AND SPOUSE, JESSE BRITTON FROM RUTHIE MAI BRITTON BY DEED DATED FEBRUARY 17, 1998 AND RECORDED FEBRUARY 24, 1998 IN BOOK 10805, PAGE PAGE IN THE LAND RECORDS OF 835 COUNTY.