Davidson County DEEDQC
Recvd: 02/01/08 14:41 3 pgs
Fees:17.00 Taxes:0.00
20080201-0010806

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP/ PARCEL
Gary D. Adams and Wanda Spears 2909 Old Beaver Creed Rd. Nunnelly, TN 37137	SAME	091 070 074.00

FOR AND IN CONSIDERATION One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, We, **Gary D. Adams and Wanda Spears**, being the sole devisees under the Last Will and Testament of Maudell Adams, deceased, Docket No. 97P-876, in the Probate Court Clerk's Office for Davidson County, Tennessee, do hereby transfer and by those presents do remise, release and Quitclaim unto **Gary D. Adams and Wanda Spears**, their heirs and assigns, to be held as **Tenants in Common** all of their right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lots No. 1218 and 1220 of Block 20, Plan No 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.
>
> Said Lots Nos. 1218 and 1220 front together 50 feet on the Southerly side of Louisiana avenue and run back between parallel Lines 150 feet to an alley.

Being the same property conveyed to Lonnie E. Adams and wife, Maudell Adams by deed from Mamie Norwood Herron and recorded in Book 3270, page 473 said Register's Office the said Lonnie E. Adams predeceased Maudell Adams and the said Maudell Adams having devised said property to Gary D. Adams and Wanda Spears.

This is improved property known as:

> 5309 Louisiana Avenue
> Nashville, TN 37209

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

Witness our hands on this 31st day of January 2008 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gary D. Adams

Wanda Spears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary D. Adams**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of January 2008.

Jimmy A. Duncan
Notary Public

My commission expires: 8-23-2011

Notary Seal present,
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wanda Spears**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of January 2008.

My Commission expires
8-23-2011

Jimmy A. Duncan
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Gary D. Adams
Affiant

Subscribed and sworn to before me, this the 31st day of January 2008.

Jimmy A. Duncan
Notary Public

My commission expires: 8-23-2011

THIS INSTRUMENT PREPARED BY: **
Jimmy A. Duncan
Attorney at Law
4908 Charlotte Avenue
Nashville, TN 37209

** From information provided by Gary D. Adams.
Preparer makes no warranty as to validity of title, or
Encumbrances, or liens, or restrictions against the herein
described real property.