QUITCLAIM DEED

This instrument is prepared based upon information provided by the grantor

Davidson County DEEDQC
Recvd: 02/07/08 13:48 3 pgs
Fees:17.00 Taxes:0.00
20080207-0012876

THIS INSTRUMENT WAS PREPARED BY:
Manson, Jones & Associates, 2280 Rosa L. Parks Blvd. Ste. 300, Nashville Tennessee 372228

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Louella Maxwell Pratt **337 Flora Maxwell Avenue** **Nashville TN 37211**	**Same**	**147-7-121**

THIS INDENTURE, Made the 22nd day of January, 2008 between **John A. Pratt** as party or parties of the first part, hereinafter called Grantor, and **Louella Ruth Pratt a/k/a Louella Maxwell Pratt,** hereinafter called Grantee (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:

A tract of land in the 5th, formerly the 7th Civil District of Davidson County, being Lot No. 5 in the subdivision of the 4.52 acres owned by Chester Maxwell, described according to a survey made by J.J. Wilkinson, Surveyor, March 12, 1948 as follows:

Beginning on the northerly margin of an 18-foot roadway at the common corner of Lots Nos. 4 and 5, said point being 300 feet east of the southeast corner of property conveyed to Roy Young and wife, Laura Young by deed from Chester Maxwell and wife, of record in Book 1580, Page 307, Register's Office for said County; thence with the line between Lots Nos. 4 and 5 northwardly 115.3 feet to the northwest corner of Lt No. 5; thence with the northerly line of said lot eastwardly 100 feet to the corner of Lot Nos. 5 and 6; thence with the line between said lots southwardly; 115.3 feet to the northerly margin of an 18 foot roadway; thence with the northerly margin of said roadway Westwardly 100 feet to the point of beginning.

Being that same property conveyed to Louella Ruth Pratt and John A. Pratt as joint tenants with right of survivorship, of record in Book 10983, Page 911, Register's Office for Davidson County Tennessee.

Further being that same property conveyed to John A. Pratt by quitclaim deed from Louella Ruth Pratt a/k/a Louella Maxwell Pratt, being of record in Instrument No. 20070209-0017280, Register's Office for Davidson County Tennessee.

And now I, the said John A. Pratt, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title and interest unto Louella Ruth Pratt a/k/a Louella Maxwell Pratt, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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

Written.

Signed, sealed and delivered by Grantor.

John A. Pratt

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: _____

BRENDA ANNE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee this 22nd day of January, 2008.

Commission expires:

Notary Public

BRENDA ANNE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2011

X:\RE documents\bwquitclaim\Revised Pratt Deed.doc

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. 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:_____

