Davidson County DEEDQC
Recvd: 04/03/08 09:21 2 pgs
Fees:12.00 Taxes:0.00
20080403-0033546

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL #
Jeffrey L. Johnstone 137 Trails Circle Nashville, Tennessee 37214	SAME	Map 96-14 Parcel 51

This instrument prepared by: Roger K Smith, Attorney, 42 Rutledge Street, Nashville, TN 37210, from information furnished by the parties hereto.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), I, Francis L. Johnstone, a widow, (hereinafter referred to as the "Grantor"), by these presents, do hereby Quitclaim, grant, and convey all of my right, title and interest in the real property described hereinbelow, unto my son, Jeffrey L. Johnstone, a single man, (hereinafter referred to as the "Grantee"), his successors and assigns, the following described tract of land in Davidson County, State of Tennessee, to wit:

Being Lot No. 398 on the Map of Cloverhill, Section No. VII, as of record in Book 2133, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 398 fronts 65 feet on the south side of Bealwood Drive and runs back between lines 156.6 feet on the west line and 156.8 feet on the east line to a dead line in the rear on which it measures 65 feet.

Being part of the property conveyed to York Construction Company, Inc., by deed from J. R. Coarsey and H. H. Richardson, of record in Book 2278 , page 9, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to restrictive covenants of record in Book 1583, page 423, and in Book 2145, page 262, which latter restrictions were made applicable to the lot in question by instrument of record in Book 2273, page 88, all of record in Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jesse W. Johnstone, Jr. and wife, Frances L. Johnstone from York Construction Company, a Tennessee Corporation, by Warranty Deed of Record in Book 2301, Page 249, Register's Office for Davidson County, Tennessee. The said Jesse W. Johnstone, Jr. has since died on November 13, 2006 and, upon his death, title

was vested in Frances L. Johnstone as the sole surviving tenant-by-the-entirety..

This is improved property known as 2917 Lakeland Drive, Nashville, Tennessee 37214.

[STATE OF TENNESSEE}
[COUNTY OF DAVIDSON}
[
[The actual consideration or value, whichever is greater, for
[this transfer is $ 0.00
[
[Affiant
[
[Subscribed and sworn to before me, this
[3RD day of April, 2008.
[
[Notary Public
[
[My Commission Expires:
[

ROGER K SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3RD day of April, 2008.

Frances L. Johnstone
FRANCES L. JOHNSTONE

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 Frances L. Johnstone, the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3RD day of April, 2008.

ROGER K SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public: Roger K Smith

My Commission Expires:
My Commission Expires JULY 25, 2009