THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

Davidson County DEEDQC
Recvd: 05/02/08 08:20 2 pgs
Fees:17.00 Taxes:0.00
20080502-0044782

# QUITCLAIM DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sheldon Ma, et al<br>8020 Poplarwood Road<br>Nashville, Tennessee 37221 | Same | Map 104-10-0<br>Parcel 212.00 |

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a joint tenancy with rights of survivorship, we, Sheldon Shih-Tsun Ma and wife, Kathy S.F. Ma, by these presents do hereby quitclaim all of my interest unto Larry D. Craig, Trustee, his successors and assigns, as to the following described tract or parcel of land, to wit:

> Being the southeasterly 75 feet of Lot 9, Block 6, on the Plan of Fairfax Place, as of record in Book 547, Page 137 and 138, Register's Office for said County.
>
> Said part of said lot fronts 75 feet on the northwesterly side of Hillside Drive and runs back 224.2 feet on the southwesterly line and 212.5 feet, more or less on the northeasterly line, to a dead line, measuring 75.5 feet more or less thereon.
>
> Being the same property conveyed to Sheldon Shih-Tsun Ma and wife, Kathy S.F. Ma, by deed from Derald Gene Clark and wife, Helen G. Clark, of record in Book 4872, Page 580, Register's Office for Davidson County, Tennessee.
>
> This is the same legal description as on the previous deed of record.
>
> This is improved property known as 2818 Hillside Drive, Nashville, Tennessee 37212.

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

And now, I, the said Larry D. Craig, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Sheldon Ma and Kathy Ma and Kevin Ma and Irene Ma, expressly as joint tenants with rights of survivorship and not as tenants in common**, their heirs and assigns, all of my interest in the aforedescribed property, 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, we have hereunto set our hands this 1st day of May, 2008.

Sheldon Shih-Tsun Ma
SHELDON SHIH-TSUN MA

Kathy S F Ma
KATHY S.F. MA

LARRY D. CRAIG, TRUSTEE

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 Sheldon Shih-Tsun Ma and wife, Kathy S.F. Ma, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2008.

NOTARY PUBLIC

My commission expires: 03-21-09

JULIE MOGAN NOTARY PUBLIC DAVIDSON COUNTY, TENN

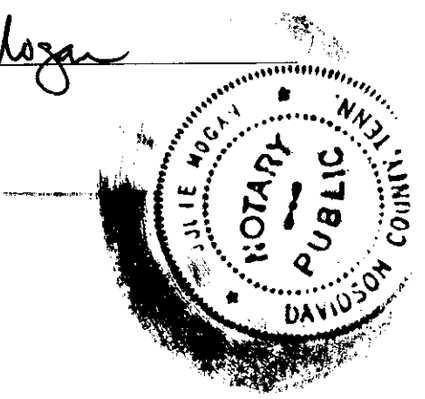
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Larry D. Craig., the Trustee, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2008.

NOTARY PUBLIC

My commission expires: 03-21-09




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $0.00, to create a joint tenancy with rights of survivorship.

AFFIANT

Sworn to and subscribed before me this 1st day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 03-21-09

