The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

This instrument prepared by Little, House & Griffith 750 Old Hickory Boulevard Suite 150, Building Two Brentwood, Tennessee 37027

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO: SAME**	**MAP/PARCEL NUMBER:**
Frances Johnson **410 Seneca Court** **Nashville, TN 37214**		**096-05-0/145.00**

FOR AND IN CONSIDERATION of consideration, the receipt and sufficiency of which is hereby acknowledged, FRANCES JOHNSON, as the surviving tenant by the entirety after the death of her spouse Charles W. Johnson, of Davidson County, Tennessee ("Grantor"), by these presents does hereby remise, release and forever quitclaim unto FRANCES JOHNSON and CHARLOTTE MITCHELL, as joint tenants with right of survivorship, with a ninety-five percent (95%)undivided interest and a five percent (5%)undivided interest respectively, both of Davidson County, Tennessee, ("Grantees"), all of Grantor's interest in fee simple in Grantees in certain tracts or parcels of real estate located in Davidson County, Tennessee and further described herein on Exhibit A hereto.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and all the estate, right, title and interest

Davidson County DEEDQC
Recvd: 06/18/08 09:10 4 pg:
Fees:22.00 Taxes:0.00
20080618-0062578

of the Grantor, with the hereditaments and appurtenances thereto appertaining.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first above written.

GRANTOR:

Frances Johnson

FRANCES JOHNSON

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

WITNESS my hand and official seal at Davidson County, Tennessee, this 17th day of June 2008.

NOTARY PUBLIC
My Commission Expires: 3/20/10

MEREDITH M. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code. Ann. Section 67-4-409 and hereby swears and affirms that there is no monetary consideration for this transfer and that the actual consideration for this transfer is $0.00.

Charlotte A. Mitchell
Affiant

Frances Johnson
Affiant

COUNTY OF Davidson
STATE OF TENNESSEE

Sworn to and subscribed before me this 17th day of June, 2008.

NOTARY PUBLIC
My Commission Expires: 3/20/10

MEREDITH M. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 214 fronts 40.5 feet on the north side of Seneca Court, as measured around a slight curve, and runs back between lines 111.8 feet on the westerly line and 147 feet on the southeasterly line, to a dead line in the rear, which is a broken line, on which it measures 180.6 feet.

Being the same property conveyed to Charles W. Johnson and wife, Frances Johnson, by deed from Crissie R. Epple and wife, Argie Lee Eppple, of record in Book 2595, Page 345, Register's Office for said County.